

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13 Linda Avenue, Box Hill North Vic 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,080,000

&

\$1,180,000

Median sale price

Median price \$1,288,000

House

X

Unit

Suburb

Box Hill North

Period - From 01/10/2017

to

31/12/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	142 Dorking Rd BOX HILL NORTH 3129	\$1,172,000	09/12/2017
2	487 Middleborough Rd BOX HILL NORTH 3129	\$1,130,000	10/03/2018
3	1 Heathfield Rise BOX HILL NORTH 3129	\$1,100,000	23/09/2017

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:
Property Type: House
Land Size: 649.71 sqm approx
Agent Comments

Indicative Selling Price
\$1,080,000 - \$1,180,000
Median House Price
December quarter 2017: \$1,288,000

Comparable Properties



142 Dorking Rd BOX HILL NORTH 3129 (REI) **Agent Comments**



Price: \$1,172,000
Method: Auction Sale
Date: 09/12/2017
Rooms: 5
Property Type: House (Res)
Land Size: 587 sqm approx



487 Middleborough Rd BOX HILL NORTH 3129 (REI) **Agent Comments**



Price: \$1,130,000
Method: Auction Sale
Date: 10/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 731 sqm approx



1 Heathfield Rise BOX HILL NORTH 3129 (REI) **Agent Comments**



Price: \$1,100,000
Method: Auction Sale
Date: 23/09/2017
Rooms: 4
Property Type: House (Res)
Land Size: 595 sqm approx