McGrath

Jason Zou 03 9889 8800 0433 803 123 jasonzou@mcgrath.com.au

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

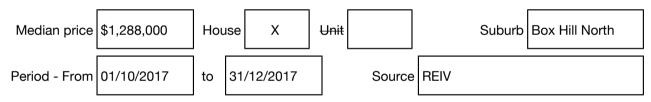
13 Linda Avenue, Box Hill North Vic 3129

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



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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



propertydata

13 Linda Avenue, Box Hill North Vic 3129

Mc**Grath**





Rooms: Property Type: House Land Size: 649.71 sqm approx Agent Comments Jason Zou 03 9889 8800 0433 803 123 jasonzou@mcgrath.com.au

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 Agent Comments (REI)



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

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