

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

816 Canterbury Road, Box Hill South Vic 3128

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,300,000

Median sale price

Median price \$1,325,750

House

X

Unit

Suburb

Box Hill South

Period - From 01/10/2017

to

30/09/2018

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	10 Birdwood St BOX HILL SOUTH 3128	\$1,500,000	06/10/2018
2	3 Neville St BOX HILL SOUTH 3128	\$1,405,000	02/06/2018
3	11 Begonia St BOX HILL SOUTH 3128	\$1,240,000	17/11/2018

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.



 5
  2
  1

Rooms:
Property Type: House (Res)
Land Size: 856 sqm approx
Agent Comments

Indicative Selling Price
 \$1,300,000

Median House Price
 Year ending September 2018: \$1,325,750

Comparable Properties



10 Birdwood St BOX HILL SOUTH 3128 (REI)

Agent Comments

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  2
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Land approx. 838sqm

Price: \$1,500,000
Method: Auction Sale
Date: 06/10/2018
Rooms: 7
Property Type: House (Res)



3 Neville St BOX HILL SOUTH 3128 (REI)

Agent Comments

 3
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Price: \$1,405,000
Method: Auction Sale
Date: 02/06/2018
Rooms: 5
Property Type: House (Res)
Land Size: 771 sqm approx



11 Begonia St BOX HILL SOUTH 3128 (REI)

Agent Comments

 4
  2
  1

Price: \$1,240,000
Method: Auction Sale
Date: 17/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 771 sqm approx