

#### 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
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#### Indicative selling price

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

#### Median sale price

Median price	\$1,325,750	Hou	ise X	Unit		Sı	uburb	Box Hill South
Period - From	01/10/2017	to	30/09/2018		Source	REIV		

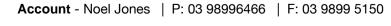
### Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress 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.







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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** 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)

**--**3





Price: \$1,405,000 Method: Auction Sale Date: 02/06/2018

Rooms: 5

Property Type: House (Res) Land Size: 771 sqm approx











Price: \$1,240,000 Method: Auction Sale Date: 17/11/2018

Rooms: -

Property Type: House (Res) Land Size: 771 sqm approx

**Agent Comments** 

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