

## 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

3 Barkly Street, Box Hill Vic 3128

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,898,000

#### Median sale price

Median price \$1,795,000

House

X

Unit

Suburb

Box Hill

Period - From 01/04/2017

to

31/03/2018

Source REIV

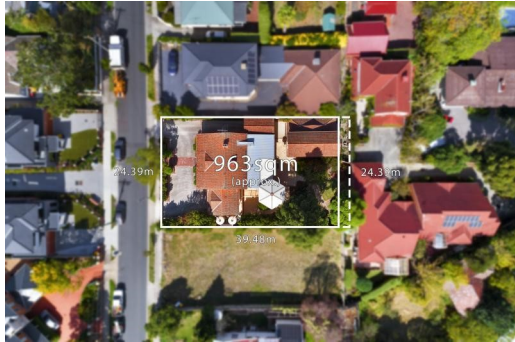
#### Comparable property sales (\*Delete A or B below as applicable)

**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 | 14 Edinburgh St BOX HILL SOUTH 3128 | \$2,020,000 | 16/12/2017   |
| 2 | 116 Dorking Rd BOX HILL NORTH 3129  | \$2,000,000 | 02/12/2017   |
| 3 | 4 Donald St BLACKBURN SOUTH 3130    | \$1,851,000 | 09/12/2017   |

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:** 963 sqm approx  
**Agent Comments**

## Comparable Properties



**14 Edinburgh St BOX HILL SOUTH 3128 (REI/VG)**

**Agent Comments**



**Price:** \$2,020,000  
**Method:** Auction Sale  
**Date:** 16/12/2017  
**Rooms:** 11  
**Property Type:** House (Res)  
**Land Size:** 939 sqm approx



**116 Dorking Rd BOX HILL NORTH 3129 (REI)**

**Agent Comments**



**Price:** \$2,000,000  
**Method:** Auction Sale  
**Date:** 02/12/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 910 sqm approx



**4 Donald St BLACKBURN SOUTH 3130 (REI)**

**Agent Comments**



**Price:** \$1,851,000  
**Method:** Auction Sale  
**Date:** 09/12/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 938 sqm approx