### 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

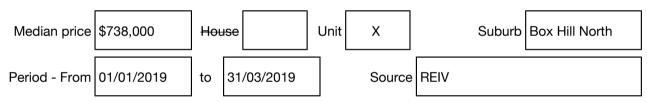
S 3/68 Medway Street, Box Hill North Vic 3129 d e

#### Indicative selling price

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

Range between	\$600,000	&	\$660,000

#### 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	2/80 Watts St BOX HILL NORTH 3129	\$630,000	23/01/2019
2	4/68 Dorking Rd BOX HILL 3128	\$630,000	22/02/2019
3	1/36 Thames St BOX HILL NORTH 3129	\$600,000	11/05/2019

#### 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.

#### Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199

propertydata

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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. 3/68 Medway Street, Box Hill North Vic 3129





Rooms: Property Type: Unit Land Size: 129.712 sqm approx Agent Comments

**Indicative Selling Price** \$600,000 - \$660,000 **Median Unit Price** March quarter 2019: \$738,000

## **Comparable Properties**



2/80 Watts St BOX HILL NORTH 3129 (REI/VG) 2 2 2 Price: \$630,000 Method: Private Sale

Agent Comments

Same configuration property only 300 metres away, very comparable.

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**6** 2 2 1 Price: \$630,000

Method: Private Sale Date: 22/02/2019 Rooms: -Property Type: Unit

Date: 23/01/2019 Rooms: 4

Property Type: Unit

#### Agent Comments

Very similar property slightly inferior presentation, similar location, less than 1 kilometre away.

1/36 Thames St BOX HILL NORTH 3129 (REI) **1** 2 **d** 1

4/68 Dorking Rd BOX HILL 3128 (REI/VG)

Agent Comments

Very similar property and location.

Price: \$600.000 Method: Auction Sale Date: 11/05/2019 Rooms: 3 Property Type: Unit

Land Size: 117 sqm approx

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