

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

1 Kingswood Rise, Box Hill South Vic 3128

Indicative selling price

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

Range between \$870,000 & \$957,000

Median sale price

Median price \$694,000

Property Type Unit

Suburb Box Hill South

Period - From 24/09/2018

to 23/09/2019

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	2/736 Canterbury Rd SURREY HILLS 3127	\$890,000	24/08/2019
2	1a Prince St BOX HILL SOUTH 3128	\$904,000	10/08/2019
3	2/27 Richmond St BLACKBURN SOUTH 3130	\$970,000	09/07/2019

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.~~

This Statement of Information was prepared on:

24/09/2019 10:44



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$870,000 - \$957,000

Median Unit Price

24/09/2018 - 23/09/2019: \$694,000

Comparable Properties



2/736 Canterbury Rd SURREY HILLS 3127 (REI)

Agent Comments

2 2 1

Price: \$890,000

Method: Auction Sale

Date: 24/08/2019

Rooms: 5

Property Type: Townhouse (Res)



1a Prince St BOX HILL SOUTH 3128 (REI)

Agent Comments

3 2 2

Price: \$904,000

Method: Auction Sale

Date: 10/08/2019

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 210 sqm approx



2/27 Richmond St BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 2 2

Price: \$970,000

Method: Private Sale

Date: 09/07/2019

Property Type: Townhouse (Res)