

## 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

18 Wimmera Street, Box Hill North Vic 3129

## Indicative selling price

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

Single price \$1,295,000

## Median sale price

Median price \$1,288,000

House

X

Unit

Suburb

Box Hill North

Period - From 01/10/2017

to

31/12/2017

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	37 Elmhurst Rd BLACKBURN 3130	\$1,300,000	20/03/2018
2	28 Kerrimuir St BOX HILL NORTH 3129	\$1,288,000	16/12/2017
3	1/2 Henry St BOX HILL 3128	\$1,280,000	10/03/2018

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.



4 1 1

**Rooms:**

**Property Type:** House (Res)

**Agent Comments**

## Comparable Properties



**37 Elmhurst Rd BLACKBURN 3130 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 20/03/2018

**Rooms:** -

**Property Type:** House



**28 Kerrimuir St BOX HILL NORTH 3129 (REI)**

**Agent Comments**

3 2 4

**Price:** \$1,288,000

**Method:** Auction Sale

**Date:** 16/12/2017

**Rooms:** 7

**Property Type:** House (Res)



**1/2 Henry St BOX HILL 3128 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,280,000

**Method:** Auction Sale

**Date:** 10/03/2018

**Rooms:** -

**Property Type:** House (Res)