

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

32 Linden Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$950,000

&

\$990,000

Median sale price

Median price \$1,315,000

House

X

Unit

Suburb Box Hill South

Period - From 01/07/2016

to

30/06/2017

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	274 Middleborough Rd BLACKBURN SOUTH 3130	\$990,000	08/04/2017
2	47a Canora St BLACKBURN SOUTH 3130	\$980,000	01/04/2017
3	21 Cornfield Gr BOX HILL SOUTH 3128	\$951,000	28/06/2017

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.~~



3 2 2

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$950,000 - \$990,000
Median House Price
Year ending June 2017: \$1,315,000

Comparable Properties



274 Middleborough Rd BLACKBURN SOUTH 3130 (REI) **Agent Comments**

3 1 5

Price: \$990,000
Method: Auction Sale
Date: 08/04/2017
Rooms: -
Property Type: House



47a Canora St BLACKBURN SOUTH 3130 (REI) **Agent Comments**

3 1 2

Price: \$980,000
Method: Auction Sale
Date: 01/04/2017
Rooms: 5
Property Type: House



21 Cornfield Gr BOX HILL SOUTH 3128 (REI) **Agent Comments**

3 1 2

Price: \$951,000
Method: Private Sale
Date: 28/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 345 sqm approx