

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

22 Court Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,550,000

Property Type House

Suburb Box Hill

Period - From 01/07/2018

to

30/06/2019

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	37 Sweetland Rd BOX HILL 3128	\$1,430,000	01/06/2019
2	58 Harrison St BOX HILL NORTH 3129	\$1,270,000	07/09/2019
3	21 Aspinall Rd BOX HILL NORTH 3129	\$1,230,000	14/09/2019

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:

04/10/2019 10:43



 3  1  3

Property Type: 3 Bedroom 1 bathroom home
Land Size: 620 approx. sqm approx

Agent Comments

Well built, well presented family home in very good original condition. Enormous development potential especially if purchased in conjunction with 24 Court St Box Hill.

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending June 2019: \$1,550,000

Comparable Properties



37 Sweetland Rd BOX HILL 3128 (REI/VG)

 4  3  1

Price: \$1,430,000
Method: Auction Sale
Date: 01/06/2019
Property Type: House (Res)
Land Size: 610 sqm approx

Agent Comments

Similar land size but nicely renovated home with extra bedroom and bathrooms.



58 Harrison St BOX HILL NORTH 3129 (REI)

 4  2  2

Price: \$1,270,000
Method: Auction Sale
Date: 07/09/2019
Property Type: House (Res)
Land Size: 640 sqm approx

Agent Comments

Similar sized land Located near to the subject property. Home has an extra bedroom and bathroom however.



21 Aspinall Rd BOX HILL NORTH 3129 (REI)

 3  1  2

Price: \$1,230,000
Method: Auction Sale
Date: 14/09/2019
Property Type: House
Land Size: 697 sqm approx

Agent Comments

Slightly larger land but similar configuration house located near to the subject property.