Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 22 Court Street, Box Hill Vic 3128

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------|-------------|------|--------|----------|
| Range betweer | \$1,200,000 | | & | | \$1,300,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,550,000 | Pro | operty Type | Hou | se | | Suburb | Box Hill |
| Period - From | 01/07/2018 | to | 30/06/2019 | | So | urce | 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.

| Ade | dress 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

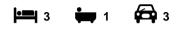
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

04/10/2019 10:43







Property Type: 3 Bedroom 1 bathroom home Land Size: 620 approx. sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price Year ending June 2019: \$1,550,000

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.

Comparable Properties





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Agent Comments

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



58 Harrison St BOX HILL NORTH 3129 (REI)

37 Sweetland Rd BOX HILL 3128 (REI/VG)



Land Size: 610 sqm approx

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)



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.

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



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.