Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	Unit 9/1219-1221 Riversdale Road, Box Hill South Vic 3128
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$295,000
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Median sale price

Median price	\$795,000	Pro	perty Type	Jnit		Suburb	Box Hill South
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

1	14/1219-1221 Riversdale Rd, Box Hill South, Vic 3128, Australia	\$310,000	11/09/2019
2	23/23-33 Cambridge St BOX HILL 3128	\$339,900	17/04/2019
3	7/1219-1221 Riversdale Rd BOX HILL SOUTH 3128	\$255,000	13/09/2019

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:	11/10/2019 12:42



Date of sale



Jay Trikha 9838 1388 0499 888 376 jay@lindellas.com

Indicative Selling Price \$295,000 **Median Unit Price**

Year ending June 2019: \$795,000

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties

14/1219-1221 Riversdale Rd, Box Hill South,

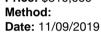
Vic 3128, Australia (REI)

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Price: \$310,000 Method:

Property Type: Apartment

Agent Comments





23/23-33 Cambridge St BOX HILL 3128 (VG)

Price: \$339,900 Method: Sale Date: 17/04/2019

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Agent Comments



3128 (REI)

Price: \$255,000

Method: Sold Before Auction

Date: 13/09/2019

Property Type: Apartment

Account - Lindellas First National | P: 03 9838 1388 | F: 03 9838 1399



