

Paul Leydin 9877 1855 0408 741 237 paul.leydin@noeljones.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan

area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode		1/30 Hill Street, Box Hill South Vic 3128								
ndicative selli	ng pric	e:e								
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range between	een \$820,000			&		\$890,000				
Median sale price										
Median price	\$1,470,	500	House	Х	Unit			Suburb	Box Hill South	
Period - From	01/10/2	017	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.

Ad	dress of comparable property	Price	Date of sale
1	11a Donald St BLACKBURN SOUTH 3130	\$1,025,000	03/03/2018
2	5/22 Broughton Rd SURREY HILLS 3127	\$1,002,000	21/10/2017
3	1/15 Hill St BOX HILL SOUTH 3128	\$1,000,000	16/09/2017

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.

Account - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955





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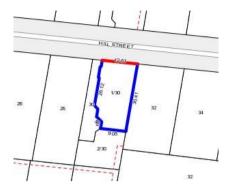


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\$820,000 - \$890,000 **Median House Price**

Indicative Selling Price

December guarter 2017: \$1,470,500



-- 2 Rooms:

Property Type: House Agent Comments

Comparable Properties



11a Donald St BLACKBURN SOUTH 3130 (REI) Agent Comments

Price: \$1,025,000 Method: Auction Sale Date: 03/03/2018

Rooms: -

Property Type: House (Res) Land Size: 345 sqm approx



5/22 Broughton Rd SURREY HILLS 3127 (REI) Agent Comments

Price: \$1,002,000 Method: Auction Sale Date: 21/10/2017

Rooms: 5

Property Type: Villa

Land Size: 310 sqm approx



1/15 Hill St BOX HILL SOUTH 3128 (REI)

= 3

Price: \$1,000,000 Method: Auction Sale Date: 16/09/2017

Rooms: 5 Property Type: House (Res)

Land Size: 319 sqm approx

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Agent Comments