

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

1/30 Hill Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$820,000

&

\$890,000

Median sale price

Median price \$1,470,500

House

X

Unit

Suburb

Box Hill South

Period - From 01/10/2017

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.

	Address 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.

1/30 Hill Street, Box Hill South Vic 3128

Noel Jones

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Indicative Selling Price

\$820,000 - \$890,000

Median House Price

December quarter 2017: \$1,470,500



 2  2  1

Rooms:

Property Type: House

Agent Comments

Comparable Properties



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

 3  2  2

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**

 3  2  3

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)

Agent Comments

 3  1  1

Price: \$1,000,000

Method: Auction Sale

Date: 16/09/2017

Rooms: 5

Property Type: House (Res)

Land Size: 319 sqm approx