

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

18 Lawford Street, Box Hill North Vic 3129

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,210,000

&

\$1,331,000

Median sale price

Median price \$1,288,000

House

X

Unit

Suburb

Box Hill North

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	28 Walker St DONCASTER 3108	\$1,290,000	21/12/2017
2	28 Kerrimuir St BOX HILL NORTH 3129	\$1,288,000	16/12/2017
3	68 Harrison St BOX HILL NORTH 3129	\$1,205,000	24/02/2018

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.



Rooms:
Property Type: House (Res)
Land Size: 815 sqm approx
Agent Comments

Indicative Selling Price
\$1,210,000 - \$1,331,000
Median House Price
December quarter 2017: \$1,288,000

Comparable Properties



28 Walker St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,290,000
Method: Private Sale
Date: 21/12/2017
Rooms: -
Property Type: House
Land Size: 842 sqm approx



28 Kerrimuir St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,288,000
Method: Auction Sale
Date: 16/12/2017
Rooms: 7
Property Type: House (Res)



68 Harrison St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,205,000
Method: Auction Sale
Date: 24/02/2018
Rooms: 5
Property Type: House (Res)
Land Size: 604 sqm approx