

#### 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	1/54 Tyne Street, Box Hill North Vic 3129
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$660,000	&	\$720,000
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#### Median sale price

Median price	\$859,000	Hou	se	Unit	Х		Suburb	Box Hill North
Period - From	01/10/2017	to	31/12/2017		Source	REIV		

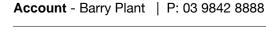
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	1/13 Tyne St BOX HILL NORTH 3129	\$720,000	14/10/2017
2	2/25 Wellington Rd BOX HILL 3128	\$669,000	16/12/2017
3	2/6 Simpsons Rd BOX HILL 3128	\$663,000	16/12/2017

#### OR

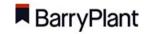
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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Rooms:

**Property Type:** House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price \$660,000 - \$720,000 Median Unit Price December quarter 2017: \$859,000

## Comparable Properties



1/13 Tyne St BOX HILL NORTH 3129 (REI/VG)



**-** 1



**Price:** \$720,000 **Method:** Auction Sale **Date:** 14/10/2017

Rooms: 6

Property Type: Unit

Land Size: 134 sqm approx

2/25 Wellington Rd BOX HILL 3128 (REI)

**1** 2







**Price:** \$669,000 **Method:** Auction Sale **Date:** 16/12/2017

Rooms: 5

Property Type: Unit

Land Size: 123 sqm approx

2/6 Simpsons Rd BOX HILL 3128 (REI/VG)

**2** 





**Agent Comments** 

**Agent Comments** 

Agent Comments

Price: \$663,000 Method: Auction Sale Date: 16/12/2017

Rooms: -

Property Type: Unit

Account - Barry Plant | P: 03 9842 8888





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