

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	1/54 Tyne Street, Box Hill North Vic 3129
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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	House		Unit	X	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	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.



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)

[Agent Comments](#)



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)

[Agent Comments](#)



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)

[Agent Comments](#)



Price: \$663,000

Method: Auction Sale

Date: 16/12/2017

Rooms: -

Property Type: Unit