

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

14 Melaleuca Way, Box Hill South Vic 3128

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$860,000

House

Unit

X

Suburb

Box Hill South

Period - From 01/01/2017

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	4/3 Rowland St MONT ALBERT 3127	\$776,000	03/03/2018
2	1/1 Arcadia St BOX HILL SOUTH 3128	\$761,000	25/03/2018
3	139 Windsor Cr MONT ALBERT 3127	\$745,000	09/12/2017

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.



3 2 2

Rooms:

Property Type: Flat

Land Size: 230 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

Year ending December 2017: \$860,000

Comparable Properties



4/3 Rowland St MONT ALBERT 3127 (REI)

Agent Comments

2 1 1

Price: \$776,000

Method: Auction Sale

Date: 03/03/2018

Rooms: 3

Property Type: Unit

Land Size: 186 sqm approx



1/1 Arcadia St BOX HILL SOUTH 3128 (REI)

Agent Comments

3 1 -

Price: \$761,000

Method: Auction Sale

Date: 25/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 403 sqm approx



139 Windsor Cr MONT ALBERT 3127 (REI)

Agent Comments

2 1 1

Price: \$745,000

Method: Auction Sale

Date: 09/12/2017

Rooms: -

Property Type: Unit