

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	11 Duncan Street, Box Hill South Vic 3128
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Indicative selling price

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

Single price \$1,848,000

Median sale price

Median price	\$1,415,000	House	X	Unit		Suburb	Box Hill South
Period - From	01/07/2017	to	30/09/2017	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	24 Alexander St BOX HILL 3128	\$1,880,000	13/05/2017
2	52 Kitchener St BOX HILL SOUTH 3128	\$1,845,000	29/05/2017
3	5 Gwenda St BOX HILL SOUTH 3128	\$1,800,000	09/08/2017

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

Land Size: 724.042 sqm approx

Agent Comments

Comparable Properties



24 Alexander St BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$1,880,000

Method: Auction Sale

Date: 13/05/2017

Rooms: 8

Property Type: House (Res)

Land Size: 689 sqm approx



52 Kitchener St BOX HILL SOUTH 3128 (REI/VG)

Agent Comments



Price: \$1,845,000

Method: Private Sale

Date: 29/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 628 sqm approx



5 Gwenda St BOX HILL SOUTH 3128 (REI)

Agent Comments



Price: \$1,800,000

Method: Sold Before Auction

Date: 09/08/2017

Rooms: 6

Property Type: House (Res)

Land Size: 697 sqm approx