

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

53 Kitchener Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$1,300,000

&

\$1,350,000

Median sale price

Median price \$1,335,000

House

X

Unit

Suburb

Box Hill South

Period - From 01/04/2018

to

30/06/2018

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		
2		
3		

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: 894 sqm approx

Agent Comments

Comparable Properties



23 Jenner St BLACKBURN SOUTH 3130 (REI) Agent Comments



Price: \$1,255,000

Method: Private Sale

Date: 14/06/2018

Rooms: -

Property Type: House

Land Size: 900 sqm approx



7 Shields Ct BLACKBURN SOUTH 3130 (REI) Agent Comments



Price: \$1,190,500

Method: Auction Sale

Date: 07/07/2018

Rooms: 8

Property Type: House (Res)

Land Size: 895 sqm approx

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.