

## 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

3/8 Hill Street, Box Hill South Vic 3128

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000

&amp;

\$660,000

## Median sale price

Median price \$720,900

House

Unit

X

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	4/3 Wellington Rd BOX HILL 3128	\$658,000	21/07/2018
2	5/19-21 Hopetoun Pde BOX HILL 3128	\$645,000	23/05/2018
3	4/5 Hiddleston Av BOX HILL SOUTH 3128	\$631,000	05/05/2018

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.



2 1 1

**Rooms:**

**Property Type:** Unit

**Land Size:** 106 sqm approx

**Agent Comments**

## Comparable Properties



**4/3 Wellington Rd BOX HILL 3128 (REI)**

**Agent Comments**

2 1 1

**Price:** \$658,000

**Method:** Auction Sale

**Date:** 21/07/2018

**Rooms:** -

**Property Type:** Unit

**Land Size:** 99 sqm approx



**5/19-21 Hopetoun Pde BOX HILL 3128 (REI)**

**Agent Comments**

2 1 4

**Price:** \$645,000

**Method:** Private Sale

**Date:** 23/05/2018

**Rooms:** 4

**Property Type:** Townhouse (Single)



**4/5 Hiddleston Av BOX HILL SOUTH 3128 (REI)** **Agent Comments**

2 1 1

**Price:** \$631,000

**Method:** Private Sale

**Date:** 05/05/2018

**Rooms:** 4

**Property Type:** Unit