

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

20 Margaret Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,620,000

Property Type House

Suburb Box Hill

Period - From 01/10/2019

to 30/09/2020

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.

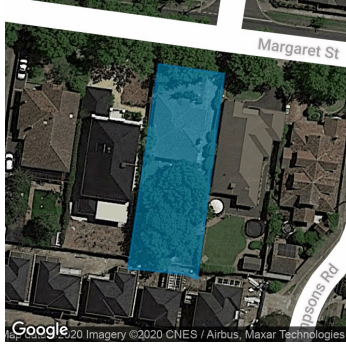
| | Address of comparable property | Price | Date of sale |
|---|-----------------------------------|-------------|--------------|
| 1 | 3 Pendle St BOX HILL 3128 | \$1,429,000 | 25/07/2020 |
| 2 | 70 Shannon St BOX HILL NORTH 3129 | \$1,330,000 | 24/09/2020 |
| 3 | 9 Wattle St BOX HILL NORTH 3129 | \$1,172,000 | 30/07/2020 |

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.~~

This Statement of Information was prepared on:

19/10/2020 16:55



Property Type:

Agent Comments

Comparable Properties



3 Pendle St BOX HILL 3128 (REI)

Agent Comments



Price: \$1,429,000

Method: Auction Sale

Date: 25/07/2020

Property Type: House (Res)

Land Size: 675 sqm approx



70 Shannon St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,330,000

Method: Private Sale

Date: 24/09/2020

Property Type: House (Res)

Land Size: 687 sqm approx



9 Wattle St BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,172,000

Method: Private Sale

Date: 30/07/2020

Property Type: House

Land Size: 665 sqm approx