

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

	unit 1/120 Carrington Road, Box Hill Vic 3128
ding suburb and	
postcode	

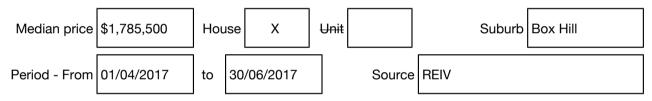
#### Indicative selling price

Inclu

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

Single price \$1,250,000

#### Median sale price



#### 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	118&118a Carrington Rd BOX HILL 3128	\$2,600,000	08/07/2017
2	1/9 Oxford St BOX HILL 3128	\$1,191,000	01/07/2017
3	1/251 Elgar Rd SURREY HILLS 3127	\$1,128,000	26/05/2017

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.

Account - Lindellas First National | P: 03 9838 1388 | F: 03 9838 1399

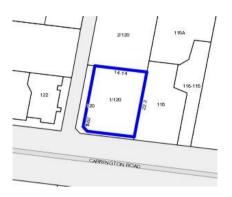
propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



# Lindellas





Rooms: 5 Property Type: Unit Agent Comments James Moss 9838 1388 0418 333 676 james@lindellas.com

Indicative Selling Price \$1,250,000 Median House Price June quarter 2017: \$1,785,500

### **Comparable Properties**



118&118a Carrington Rd BOX HILL 3128 (REI) Agent Comments



Price: \$2,600,000 Method: Auction Sale Date: 08/07/2017 Rooms: -Property Type: Block of Units



1/9 Oxford St BOX HILL 3128 (REI)



Agent Comments

Price: \$1,191,000 Method: Auction Sale Date: 01/07/2017 Rooms: -Property Type: Townhouse (Res)



1/251 Elgar Rd SURREY HILLS 3127 (REI)

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Price: \$1,128,000 Method: Private Sale Date: 26/05/2017 Rooms: 5 Property Type: Unit Land Size: 365 sqm approx Agent Comments

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