

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 unit 1/120 Carrington Road, Box Hill Vic 3128

Indicative selling price

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

Single price \$1,250,000

Median sale price

Median price \$1,785,500 House X Unit Suburb Box Hill

Period - From 01/04/2017 to 30/06/2017 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	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.~~



Rooms: 5
Property Type: Unit
Agent Comments

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) [Agent Comments](#)



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