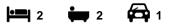
Mc**Grath**





Rooms: Property Type: Townhouse Agent Comments Indicative Selling Price \$750,000 - \$825,000 Median Unit Price March quarter 2017: \$571,000

Comparable Properties



2/2 Karen St BOX HILL NORTH 3129 (REI)



Price: \$825,000 Method: Sold Before Auction Date: 05/04/2017 Rooms: 4 Property Type: Unit

Agent Comments

Agent Comments



1/1 Cherryhinton St BOX HILL 3128 (REI)



Price: \$790,000 Method: Auction Sale Date: 04/03/2017 Rooms: 4 Property Type: Unit Land Size: 195 sqm approx

5/10 Camelia St BOX HILL 3128 (REI)



Agent Comments



Price: \$780,000 Method: Auction Sale Date: 06/05/2017 Rooms: 3 Property Type: Unit

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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.



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 2/1129 Whitehorse Road, Box Hill Vic 3128 Including suburb and postcode

Indicative selling price

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

Range betweer	n \$750,000		&	\$825,000			
Median sale price							
Median price	\$571,000	Unit	х	Subu	Irb Box Hill		
Period - From	01/01/2017	to 31/0	3/2017	Source R	REIV		

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2/2 Karen St BOX HILL NORTH 3129	\$825,000	05/04/2017
1/1 Cherryhinton St BOX HILL 3128	\$790,000	04/03/2017
5/10 Camelia St BOX HILL 3128	\$780,000	06/05/2017

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