

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 11 Duncan Street, Box Hill South Vic 3128

Indicative selling price

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

Single price \$1,880,000

Median sale price

Median price \$1,415,000 House X Unit Suburb Box Hill South

Period - From 01/07/2017 to 30/09/2017 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	24 Alexander St BOX HILL 3128	\$1,880,000	13/05/2017
2	52 Kitchener St BOX HILL SOUTH 3128	\$1,845,000	29/05/2017
3	5 Gwenda St BOX HILL SOUTH 3128	\$1,800,000	09/08/2017

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.~~

Craig Lawson

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Indicative Selling Price

\$1,880,000

Median House Price

September quarter 2017: \$1,415,000



Rooms:

Property Type: House

Land Size: 724.042 sqm approx

Agent Comments

Comparable Properties



24 Alexander St BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$1,880,000

Method: Auction Sale

Date: 13/05/2017

Rooms: 8

Property Type: House (Res)

Land Size: 689 sqm approx



52 Kitchener St BOX HILL SOUTH 3128 (REI/VG)

Agent Comments



Price: \$1,845,000

Method: Private Sale

Date: 29/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 628 sqm approx



5 Gwenda St BOX HILL SOUTH 3128 (REI)

Agent Comments



Price: \$1,800,000

Method: Sold Before Auction

Date: 09/08/2017

Rooms: 6

Property Type: House (Res)

Land Size: 697 sqm approx