

## 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 45 Rose Street, Box Hill Vic 3128

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000 & \$1,760,000

#### 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	35 Barkly St BOX HILL 3128	\$1,760,000	20/05/2017
2	14 Parkside Av BOX HILL 3128	\$1,755,000	24/06/2017
3	14 Standard Av BOX HILL 3128	\$1,750,000	25/02/2017

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:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 669 sqm approx

Agent Comments

## Comparable Properties



**35 Barkly St BOX HILL 3128 (REI)**

Agent Comments



**Price:** \$1,760,000

**Method:** Auction Sale

**Date:** 20/05/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 689 sqm approx



**14 Parkside Av BOX HILL 3128 (REI)**

Agent Comments



**Price:** \$1,755,000

**Method:** Auction Sale

**Date:** 24/06/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 701 sqm approx



**14 Standard Av BOX HILL 3128 (REI/VG)**

Agent Comments



**Price:** \$1,750,000

**Method:** Auction Sale

**Date:** 25/02/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 714 sqm approx