Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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

Median sale price

Median price	\$572,000	Hou	se	Unit	Х	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 5/10 Camelia St BOX HILL 3128 \$780,000 06/05/2017 2 4/23 Severn St BOX HILL NORTH 3129 \$770,000 05/08/2017 3 8/1 Via Media BOX HILL 3128 \$755,000 22/07/2017

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.

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Rooms:

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$779,000 **Median Unit Price** June quarter 2017: \$572,000

Comparable Properties



5/10 Camelia St BOX HILL 3128 (REI)



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

Property Type: Unit

Agent Comments



4/23 Severn St BOX HILL NORTH 3129 (REI)

——— 2





Price: \$770,000 Method: Auction Sale Date: 05/08/2017 Rooms: 3

Property Type: Unit

Land Size: 262 sqm approx

Agent Comments



8/1 Via Media BOX HILL 3128 (REI)



Price: \$755,000 Method: Auction Sale Date: 22/07/2017 Rooms: 5

Property Type: Unit Land Size: 151 sqm approx Agent Comments

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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.

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