

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

Indicative selling price

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

Single price

Median sale price

Median price

House

Unit

Suburb

Period - From

to

Source

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)

Agent Comments

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



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

Agent Comments

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Price: \$770,000
Method: Auction Sale
Date: 05/08/2017
Rooms: 3
Property Type: Unit
Land Size: 262 sqm approx



8/1 Via Media BOX HILL 3128 (REI)

Agent Comments

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Price: \$755,000
Method: Auction Sale
Date: 22/07/2017
Rooms: 5
Property Type: Unit
Land Size: 151 sqm approx