

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 41 Twyford Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,350,000 & \$1,400,000

Median sale price

Median price \$1,501,000 House X Unit Suburb Box Hill North

Period - From 01/01/2018 to 31/03/2018 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	4 Tandara Av DONCASTER 3108	\$1,440,000	02/06/2018
2	24 Bishop St BOX HILL 3128	\$1,410,000	16/06/2018
3	15 Walker St DONCASTER 3108	\$1,300,000	01/07/2018

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.



3 2 2

Rooms:
Property Type: House
Land Size: 597 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,400,000
Median House Price
 March quarter 2018: \$1,501,000

Comparable Properties



4 Tandara Av DONCASTER 3108 (REI)

Agent Comments

5 3 2

Price: \$1,440,000
Method: Auction Sale
Date: 02/06/2018
Rooms: -
Property Type: House (Res)



24 Bishop St BOX HILL 3128 (REI)

Agent Comments

3 2 1

Price: \$1,410,000
Method: Auction Sale
Date: 16/06/2018
Rooms: -
Property Type: House (Res)



15 Walker St DONCASTER 3108 (REI)

Agent Comments

4 2 1

Price: \$1,300,000
Method: Auction Sale
Date: 01/07/2018
Rooms: -
Property Type: House
Land Size: 810 sqm approx