

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 1089 Whitehorse Road, Box Hill Vic 3128

Indicative selling price

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

Range between \$2,900,000 & \$3,100,000

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		
2		
3		

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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10 3 3

Rooms:
Property Type: House (Res)
Land Size: 842 sqm approx
Agent Comments

Indicative Selling Price
\$2,900,000 - \$3,100,000
Median House Price
June quarter 2017: \$1,785,500

Comparable Properties



61 & 63 Springfield Rd BOX HILL NORTH 3129 Agent Comments
(REI)

7 3 3

Price: \$2,980,000
Method: Auction Sale
Date: 19/08/2017
Rooms: -
Property Type: House
Land Size: 1401 sqm approx



102 Carrington Rd BOX HILL 3128 (REI) Agent Comments

4 1 3

Price: \$2,950,000
Method: Auction Sale
Date: 01/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 841 sqm approx

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. Essentially the property is a development site and it will be marketed in that way. The property is located a few 100 meters to Box Hill central where there is a huge amount of development happening and development sites are selling fast and at premium prices.