



6 3 3

Rooms:

Property Type: House

Land Size: 795 sqm

Agent Comments

This property has 3 two bedroom townhouses.

Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

March quarter 2017: \$1,750,000

Comparable Properties



33 Tyne St BOX HILL NORTH 3129 (REI)

[Agent Comments](#)

3 1 1

Price: \$1,935,000

Method: Auction Sale

Date: 18/03/2017

Rooms: 7

Property Type: House (Res)

Land Size: 974 sqm



93 Watts St BOX HILL NORTH 3129 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,900,000

Method: Private Sale

Date: 07/03/2017

Rooms: 8

Property Type: House (Res)



17 Combarton St BOX HILL 3128 (REI/VG)

[Agent Comments](#)

3 1 -

Price: \$1,760,000

Method: Auction Sale

Date: 10/12/2016

Rooms: 5

Property Type: House (Res)

Land Size: 741 sqm

The land only has 741 sqm and with a single house. Rental income is much lower than selling property.

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 57 Combarton Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$1,750,000

House X

Suburb Box Hill

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
33 Tyne St BOX HILL NORTH 3129	\$1,935,000	18/03/2017
93 Watts St BOX HILL NORTH 3129	\$1,900,000	07/03/2017
17 Combarton St BOX HILL 3128	\$1,760,000	10/12/2016