

Craig Lawson 9838 1388 0418 372 829 craig@lindellas.com

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

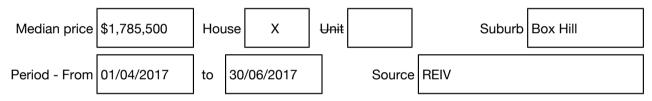
2/9 Bolton Street, Box Hill Vic 3128

Indicative selling price

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

Single price \$925,000

Median sale price



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	1a Maple St BOX HILL 3128	\$990,000	20/05/2017
2	2/20 Tyrrell Av BLACKBURN 3130	\$952,800	28/02/2017
3	3/20 Tyrrell Av BLACKBURN 3130	\$930,000	09/06/2017

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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propertydata

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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.



Lindellas





Rooms: Property Type: Agent Comments Craig Lawson 9838 1388 0418 372 829 craig@lindellas.com

Indicative Selling Price \$925,000 Median House Price June quarter 2017: \$1,785,500

Comparable Properties



1a Maple St BOX HILL 3128 (REI)

Price: \$990,000 Method: Auction Sale Date: 20/05/2017 Rooms: 4 Property Type: Townhouse (Res) Agent Comments

Agent Comments



2/20 Tyrrell Av BLACKBURN 3130 (REI/VG)



Price: \$952,800 Method: Private Sale Date: 28/02/2017 Rooms: 4 Property Type: Townhouse (Res) Land Size: 183 sqm approx



3/20 Tyrrell Av BLACKBURN 3130 (REI)



I) Agent Comments

Price: \$930,000 Method: Private Sale Date: 09/06/2017 Rooms: 4 Property Type: Townhouse (Res)

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