

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

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 | 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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Indicative Selling Price

\$925,000

Median House Price

June quarter 2017: \$1,785,500



Rooms:

Property Type:

Agent Comments

Comparable Properties



1a Maple St BOX HILL 3128 (REI)

Agent Comments



Price: \$990,000

Method: Auction Sale

Date: 20/05/2017

Rooms: 4

Property Type: Townhouse (Res)



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

Agent Comments



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)

Agent Comments



Price: \$930,000

Method: Private Sale

Date: 09/06/2017

Rooms: 4

Property Type: Townhouse (Res)