

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	1 Stanley Street, Box Hill South Vic 3128

Indicative selling price

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

Range between	\$1,450,000	&	\$1,550,000

Median sale price

Median price	\$1,470,500	Hou	ıse X	Unit		S	Suburb	Box Hill South
Period - From	01/10/2017	to	31/12/2017		Source	REIV		

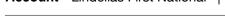
Comparable property sales (*Delete A or B below as applicable)

Α* 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.

Ad	dress of comparable property	Price	Date of sale
1	13 Hill St BOX HILL SOUTH 3128	\$1,505,000	09/12/2017
2	30 Massey St BOX HILL SOUTH 3128	\$1,490,000	05/08/2017
3	16 Sycamore St BOX HILL SOUTH 3128	\$1,485,000	18/11/2017

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.







Generated: 29/01/2018 11:02