

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 1-3/50 Clyde Street, BOX HILL NORTH 3129

Unit  
4 beds 3 baths 2 parking

### Indicative selling price

Unit 1	Single price <b>\$1,428,000</b>
Unit 2	Single price <b>\$1,238,000</b>
Unit 3	Single price <b>\$1,268,000</b>

### Suburb unit median sale price

Median Unit for **BOXHILL NORTH** for period **Jan 2017 - Mar 2017**  
Sourced from **PDOL**.

## \$1,442,000

### Comparable property sales

These are the three units 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 the most comparable to the property for sale.

#### Unit 1

**1/52 Clyde Street,** Price **\$1,500,000** Sold 13 June 2017  
Box Hill North 3129

**4/73 Margaret Street,** Price **\$1,485,000** Sold 17 March 2017  
Box Hill North 3129

**1/73 Margaret Street,** Price **\$1,505,000** Sold 18 February 2017  
Box Hill North 3129

#### Unit 2

**2 Stanley Grove,** Price **\$1,220,000** Sold 19 April 2017  
Blackburn 3130

**1/2 Anthony Crescent,** Price **\$1,255,000** Sold 18 March 2017  
Box Hill North 3129

### Contact agents

 **Megan Chow**

03 9840 1111  
0466 968 813  
mchow@parkesproperty.com.au



#### Parques Property

906 - 908 Doncaster Road,  
Doncaster East VIC 3109

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

### Unit 3

**2 Stanley Grove,**  
Blackburn 3130

Price **\$1,220,000** Sold 19 April 2017

**1/2 Anthony Crescent,**  
Box Hill North 3129

Price **\$1,255,000** Sold 18 March 2017

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

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from PDOL.

