



# 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	3/14 Beaver Street, Box Hill South Vic 3128
---	---

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

### Median sale price

Median price  House  Unit  Suburb

Period - From  to  Source

### 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 2/240 Elgar Rd BOX HILL SOUTH 3128	\$1,221,000	22/07/2017
2 2b Grandview Rd BOX HILL SOUTH 3128	\$1,219,750	25/03/2017
3 1/11 Linden St BOX HILL SOUTH 3128	\$1,138,888	04/04/2017

**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.~~



 4    3    2

**Rooms:**  
**Property Type:** Townhouse  
**Agent Comments**

\* Box Hill High School Zone \* No Body Corporate \* Rare Oversized Backyard

**Indicative Selling Price**  
 \$1,150,000 - \$1,250,000  
**Median House Price**  
 Year ending June 2017: \$1,315,000

## Comparable Properties



**2/240 Elgar Rd BOX HILL SOUTH 3128 (REI)**   **Agent Comments**

 4    3    2

**Price:** \$1,221,000  
**Method:** Auction Sale  
**Date:** 22/07/2017  
**Rooms:** 7  
**Property Type:** Townhouse (Res)  
**Land Size:** 250 sqm approx



**2b Grandview Rd BOX HILL SOUTH 3128 (REI/VG)**   **Agent Comments**

 3    2    1

**Price:** \$1,219,750  
**Method:** Auction Sale  
**Date:** 25/03/2017  
**Rooms:** 6  
**Property Type:** Townhouse (Res)  
**Land Size:** 267 sqm approx



**1/11 Linden St BOX HILL SOUTH 3128 (REI)**   **Agent Comments**

 3    3    2

**Price:** \$1,138,888  
**Method:** Private Sale  
**Date:** 04/04/2017  
**Rooms:** -  
**Property Type:** Townhouse (Single)  
**Land Size:** 321 sqm approx