

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

1089 Whitehorse Road, Box Hill Vic 3128

Indicative selling price

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

Range between

\$2,750,000

&

\$3,025,000

Median sale price

Median price

\$1,819,000

House

X

Unit

Suburb

Box Hill

Period - From

01/07/2017

to

30/09/2017

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		
2		
3		

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

\$2,750,000 - \$3,025,000

Median House Price

September quarter 2017: \$1,819,000



10 3 3

Rooms:

Property Type: House (Res)

Land Size: 842 sqm approx

Agent Comments

Comparable Properties



61 & 63 Springfield Rd BOX HILL NORTH 3129 (REI) Agent Comments

7 3 3

Price: \$2,980,000

Method: Auction Sale

Date: 19/08/2017

Rooms: -

Property Type: House

Land Size: 1401 sqm approx



20 Graham Pl BOX HILL 3128 (REI)

Agent Comments

3 1 3

Price: \$2,831,000

Method: Auction Sale

Date: 02/09/2017

Rooms: 4

Property Type: House (Res)

Land Size: 1100 sqm approx

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. Essentially the property is a development site and it will be marketed in that way. The property is located a few 100 meters to Box Hill central where there is a huge amount of development happening and development sites are selling fast and at premium prices.