McGrath

Peter Motalli 03 9889 8800 0418 559 070 petermotalli@mcgrath.com.au

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

s |1089 Whitehorse Road, Box Hill Vic 3128 d e

Indicative selling price

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

Range between \$2,750,000	&	\$3,025,000
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Median sale price

Median price	\$1,819,000	Hou	ise 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 sixmonths 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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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



propertydata

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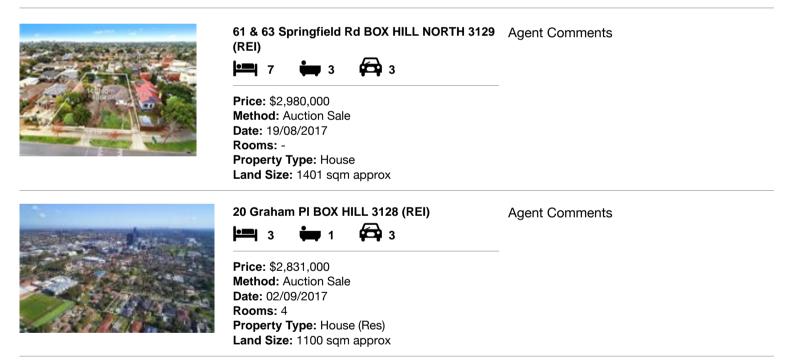




Rooms: Property Type: House (Res) Land Size: 842 sqm approx Agent Comments Peter Motalli 03 9889 8800 0418 559 070 petermotalli@mcgrath.com.au

Indicative Selling Price \$2,750,000 - \$3,025,000 Median House Price September quarter 2017: \$1,819,000

Comparable Properties



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.

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