

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 10/2 Cyril Street, Box Hill South Vic 3128

Indicative selling price

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

Single price \$529,000

Median sale price

Median price \$720,900 House Unit X Suburb Box Hill South

Period - From 01/04/2018 to 30/06/2018 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	11/37-39 Rose St BOX HILL 3128	\$550,000	01/02/2018
2	16/41 Harrow St BOX HILL 3128	\$546,150	02/06/2018
3	210/33 Harrow St BOX HILL 3128	\$507,000	28/04/2018

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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



11/37-39 Rose St BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 01/02/2018

Rooms: 3

Property Type: Apartment



16/41 Harrow St BOX HILL 3128 (REI)

Agent Comments



Price: \$546,150

Method: Private Sale

Date: 02/06/2018

Rooms: -

Property Type: Apartment



210/33 Harrow St BOX HILL 3128 (VG)

Agent Comments



Price: \$507,000

Method: Sale

Date: 28/04/2018

Rooms: -

Property Type: Strata Unit/Flat