

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 106 95 Thames Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$560,000 & \$616,000

Median sale price

Median price \$572,000 House Unit X Suburb Box Hill

Period - From 01/04/2017 to 30/06/2017 Source REIV

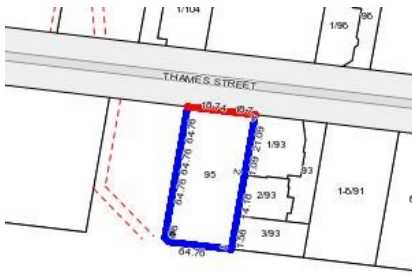
Comparable property sales (*Delete A or B below as applicable)

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	4/23 Tyne St BOX HILL NORTH 3129	\$605,000	04/03/2017
2	6/111 Kenmare St MONT ALBERT NORTH 3129	\$598,000	25/02/2017
3	6/29 Victoria St BOX HILL 3128	\$571,000	25/03/2017

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$560,000 - \$616,000
Median Unit Price
June quarter 2017: \$572,000

Comparable Properties



4/23 Tyne St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$605,000
Method: Auction Sale
Date: 04/03/2017
Rooms: 5
Property Type: Unit



6/111 Kenmare St MONT ALBERT NORTH 3129 (REI)

Agent Comments



Price: \$598,000
Method: Auction Sale
Date: 25/02/2017
Rooms: -
Property Type: Unit



6/29 Victoria St BOX HILL 3128 (REI)

Agent Comments



Price: \$571,000
Method: Auction Sale
Date: 25/03/2017
Rooms: 5
Property Type: Unit