

Statement of Information
**Multiple residential properties located in the
 Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address Including suburb and postcode	101 Carrington Road, Box Hill
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
2 Bed	\$*	Or range between	\$760,500	&	\$845,000
3 Bed	\$*	Or range between	\$1,100,00	&	\$1,155,000
4 Bed	\$*	Or range between	\$1,385,000	&	\$1,500,000
4 Bed	\$*	Or range between	\$1,560,000	&	\$1,600,000

Additional entries may be included or attached as required.

Suburb unit house sale price

Median price	\$1,635,250	Suburb	Box Hill
Period - From	4/12/17	To	4/12/18
Source	Property Data		

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

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed	8/102-106 Watts Street, Box Hill	\$905,500	21/7/18
	2/19 Evelina Street, Mont Albert	\$920,000	22/6/18
	3/16 Graham Place, Box Hill	\$910,000	12/5/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed	1/1 Hood Street, Mont Albert	\$1,105,000	18/5/18
	7 Kingswood Rise, Box Hill South	\$1,166,500	16/4/18
	3/4 Campaspe Street, Box Hill	\$1,100,000	13/3/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
4 Bed	12 Drewett Street, Surrey Hills	\$1,425,000	17/6/18
	22 Victoria Crescent, Mont Albert	\$1,405,000	5/5/18
	2/5 Belmont Street, Surrey Hills	\$1,500,000	9/4/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
4 Bed	2 View Street, Surrey Hills	\$1,638,888	12/7/1/
	2/1 Elm Street, Surrey Hills	\$1,520,000	16/6/18
	57 Florence Street, Surrey Hills	\$1,738,000	28/5/18

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.