

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 20A Mitta Street, Box Hill North Vic 3129

Indicative selling price

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

Single price \$795,000

Median sale price

Median price \$1,237,500 House Unit Suburb Box Hill North

Period - From 01/10/2017 to 30/09/2018 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	2/48 Watts St BOX HILL 3128	\$788,000	22/08/2018
2	1b Tyrrell St MONT ALBERT NORTH 3129	\$765,000	22/09/2018
3	6/123 Nelson Rd BOX HILL NORTH 3129	\$700,000	18/08/2018

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.



 2  1  2

Rooms:
Property Type: House (Res)
Land Size: 283 sqm approx
 Agent Comments

Indicative Selling Price
 \$795,000
Median House Price
 Year ending September 2018: \$1,237,500

Comparable Properties



2/48 Watts St BOX HILL 3128 (REI/VG)

Agent Comments

 2  1  2

Price: \$788,000
Method: Private Sale
Date: 22/08/2018
Rooms: -
Property Type: Unit
Land Size: 276 sqm approx



1b Tyrrell St MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

 2  1  3

Price: \$765,000
Method: Auction Sale
Date: 22/09/2018
Rooms: 5
Property Type: House (Res)
Land Size: 257 sqm approx



6/123 Nelson Rd BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 2  1  2

Price: \$700,000
Method: Auction Sale
Date: 18/08/2018
Rooms: 4
Property Type: Unit
Land Size: 188 sqm approx