

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 \$519,000

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

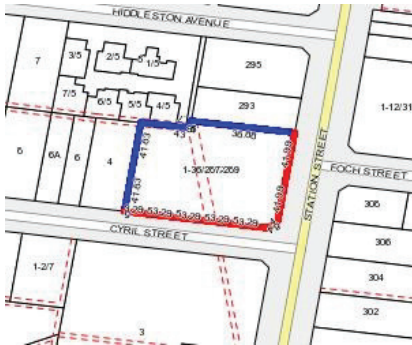
Comparable property sales (*Delete A or B below as applicable)

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	5/7-9 John St BOX HILL 3128	\$522,850	28/08/2018
2	8/355 Elgar Rd SURREY HILLS 3127	\$508,000	21/04/2018
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:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



5/7-9 John St BOX HILL 3128 (REI)

Agent Comments



Price: \$522,850

Method: Private Sale

Date: 28/08/2018

Rooms: 3

Property Type: Apartment



8/355 Elgar Rd SURREY HILLS 3127 (REI/VG)

Agent Comments



Price: \$508,000

Method: Auction Sale

Date: 21/04/2018

Rooms: 4

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