

# 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

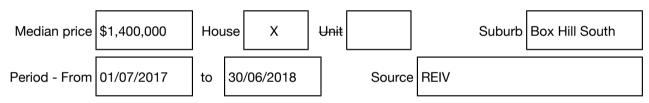
4 Cadorna Street, Box Hill South Vic 3128

# Indicative selling price

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

 Range between
 \$1,350,000
 &
 \$1,400,000

# Median sale price



## 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	3 Neville St BOX HILL SOUTH 3128	\$1,405,000	02/06/2018
2	2 Norman Ct BOX HILL SOUTH 3128	\$1,380,000	24/03/2018
3	6 Cumming St BURWOOD 3125	\$1,350,000	24/03/2018

#### 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.

# Account - Noel Jones | P: 03 98996466 | F: 03 9899 5150

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

# 4 Cadorna Street, Box Hill South Vic 3128







Rooms: Property Type: House (Res) Land Size: 749 sqm approx Agent Comments Indicative Selling Price \$1,350,000 - \$1,400,000 Median House Price Year ending June 2018: \$1,400,000

# **Comparable Properties**

3 Neville St BOX HILL SOUTH 3128 (REI) 3 1 2 - Price: \$1,405,000 Method: Auction Sale Date: 02/06/2018 Rooms: 5 Property Type: House (Res) Land Size: 771 sqm approx	Agent Comments
2 Norman Ct BOX HILL SOUTH 3128 (REI) 3 2 2 2 Price: \$1,380,000 Method: Auction Sale Date: 24/03/2018 Rooms: - Property Type: House (Res) Land Size: 575 sqm approx	Agent Comments
6 Cumming St BURWOOD 3125 (REI) 3 1 2 Price: \$1,350,000 Method: Auction Sale Date: 24/03/2018 Rooms: 4 Property Type: House (Res)	Agent Comments

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