

Andrew Gan 03 9899 7888 0418 229 273

Statement of Information

andrew.gan@ihomesre.com.au

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	1 and 2/34 Peter Street, Box Hill North Vic 3129
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,321,000	Hou	ıse X	Unit		Suburb	Box Hill North
Period - From	01/10/2016	to	30/09/2017		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

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1	3 Hampshire Rd DONCASTER 3108	\$1,180,800	20/06/2017
2	1/1 Fortune St BOX HILL NORTH 3129	\$1,177,000	02/09/2017
3	1/32 Belgravia Av MONT ALBERT NORTH 3129	\$1,160,000	29/07/2017

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.

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Price

Date of sale

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Indicative Selling Price \$1,250,000 **Median House Price** Year ending September 2017: \$1,321,000





Property Type: Agent Comments

Comparable Properties



3 Hampshire Rd DONCASTER 3108 (REI/VG)

€ 2

Price: \$1,180,800 Method: Private Sale Date: 20/06/2017

Rooms: 6

Property Type: House Land Size: 280 sqm approx

1/1 Fortune St BOX HILL NORTH 3129 (REI/VG)

4





Price: \$1,177,000 Method: Auction Sale Date: 02/09/2017

Rooms: 6

Property Type: Townhouse (Res) Land Size: 430 sqm approx

1/32 Belgravia Av MONT ALBERT NORTH 3129 Agent Comments

(REI/VG) **=** 3



Price: \$1,160,000 Method: Auction Sale Date: 29/07/2017

Rooms: -

Property Type: Unit Land Size: 482 sqm approx

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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.

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Agent Comments

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