

# 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

2-4/4 Cole Court, Box Hill North Vic 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$891,000 Property Type Unit Suburb Box Hill North

Period - From 01/07/2019 to 30/09/2019 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	2/33 Ashley St BOX HILL NORTH 3129	\$1,155,000	14/09/2019
2	1/88 Dorking Rd BOX HILL NORTH 3129	\$1,150,000	22/06/2019
3	3/88 Dorking Rd BOX HILL NORTH 3129	\$1,148,000	01/10/2019

**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.~~

This Statement of Information was prepared on: 01/11/2019 10:20



 4  3  2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



2/33 Ashley St BOX HILL NORTH 3129 (REI)

Agent Comments

 4  3  1

**Price:** \$1,155,000

**Method:** Private Sale

**Date:** 14/09/2019

**Rooms:** 8

**Property Type:** Townhouse (Single)



1/88 Dorking Rd BOX HILL NORTH 3129 (REI)

Agent Comments

 3  2  2

**Price:** \$1,150,000

**Method:** Auction Sale

**Date:** 22/06/2019

**Rooms:** 6

**Property Type:** Townhouse (Res)



3/88 Dorking Rd BOX HILL NORTH 3129 (REI)

Agent Comments

 3  2  2

**Price:** \$1,148,000

**Method:** Private Sale

**Date:** 01/10/2019

**Rooms:** 6

**Property Type:** Townhouse (Res)