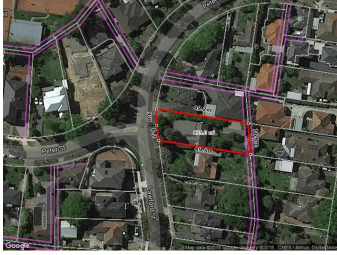


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 LAWFORD STREET, BOX HILL NORTH,  4  2  -

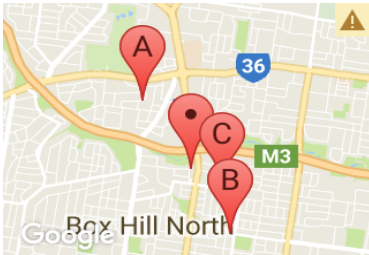
Indicative Selling Price

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

Price Range: \$1,490,000 to \$1,635,000

Provided by: Ray Quon, Commercial Real Estate Group

MEDIAN SALE PRICE



BOX HILL NORTH, VIC, 3129

Suburb Median Sale Price (House)

\$1,354,000

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



24 CARINGAL AVE, DONCASTER, VIC 3108  3  1  1

Sale Price

***\$1,667,000**

Sale Date: 30/10/2017

Distance from Property: 1.2km 



34 WIMMERA ST, BOX HILL NORTH, VIC 3129  4  2  2

Sale Price

***\$1,450,000**

Sale Date: 15/10/2017

Distance from Property: 1.1km 



137 WOODHOUSE GR, BOX HILL NORTH, VIC  4  2  2

Sale Price

***\$1,505,000**

Sale Date: 12/08/2017

Distance from Property: 487m 

This report has been compiled on 01/02/2018 by Commercial Real Estate Group. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

18 LAWFORD STREET, BOX HILL NORTH, VIC 3129

Indicative selling price

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

Price Range: \$1,490,000 to \$1,635,000

Median sale price

Median price \$1,354,000

House

Unit

Suburb

BOX HILL NORTH

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
24 CARINGAL AVE, DONCASTER, VIC 3108	*\$1,667,000	30/10/2017
34 WIMMERA ST, BOX HILL NORTH, VIC 3129	*\$1,450,000	15/10/2017
137 WOODHOUSE GR, BOX HILL NORTH, VIC 3129	*\$1,505,000	12/08/2017