

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 Unit 2 /912 Station Street Box Hill North VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$750,000 & \$830,000

Median sale price

(*Delete house or unit as applicable)

Median price \$780.000 *House *Unit Suburb Box Hill North

Period - From 1/06/2016 to 10/07/2017 Source PR DATA

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
3/22 Thames Street, Box Hill North	\$\$ \$780k	27/05/2017
3/2 Fortune Street Box Hill North, Vic 3129	\$\$ \$850k	29/03/2017
5A Amaroo Court Box Hill North, Vic 3129	\$\$ \$900k	24/06/2017