

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
UNIT 104 750 Station Street, Box Hill Vic 3128

Indicative selling price

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

Single price \$538,000

Median sale price

Median price \$571,000

Unit X

Suburb Box Hill

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
701/1 Archibald St BOX HILL 3128	\$545,000	21/11/2016
103/2-4 Kent Rd BOX HILL 3128	\$520,000	27/03/2017
317/33 Harrow St BOX HILL 3128	\$475,000	21/01/2017