

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 103/546 Elgar Road, Box Hill North Vic 3129

Indicative selling price

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

Single price \$580,000

Median sale price

Median price \$785,000 House Unit X Suburb Box Hill North

Period - From 01/07/2016 to 30/06/2017 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	Price	Date of sale
1	804/999 Whitehorse Rd BOX HILL 3128	\$637,000	20/03/2017
2	105/21 Cambridge St BOX HILL 3128	\$580,000	14/06/2017
3	212/740 Station St BOX HILL 3128	\$540,000	14/04/2017

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.~~



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



804/999 Whitehorse Rd BOX HILL 3128 (REI)

Agent Comments



Price: \$637,000

Method: Private Sale

Date: 20/03/2017

Rooms: 3

Property Type: Apartment

105/21 Cambridge St BOX HILL 3128 (VG)

Agent Comments



Price: \$580,000

Method: Sale

Date: 14/06/2017

Rooms: -

Property Type: Strata Unit/Flat

212/740 Station St BOX HILL 3128 (VG)

Agent Comments



Price: \$540,000

Method: Sale

Date: 14/04/2017

Rooms: -

Property Type: Subdivided Flat - Single OYO Flat