

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

805/1 Elland Ave, Box Hill 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

\$510,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price

\$535,000

*House

*Unit

X

Suburb

Melbourne VIC 3000

Period - From

Jan 2018

to

26 Mar 2018

Source

Realestate.com.au

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. 405/2-4 Archibald St BOX HILL 3128 VIC	\$ 506,000	17/03/2018
2. 315/33 Harrow St BOX HILL 3128 VIC	\$ 505,000	08/03/2018
3. 2610/850 Whitehorse Rd BOX HILL 3128 VIC	\$ 500,000	28/03/2018

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.~~

Harcourts