

## 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

509/2 Elland Avenue, Box Hill, VIC 3128
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**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$395,000
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**Median sale price**

Median price

\$545,000
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Property type

Apartment
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Suburb

Box Hill
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Period - From

1 July 2020
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to

30 Sep 2020
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Source

REIV
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**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. 2/32 Ashted Road, Box Hill	\$ 389,000	30/8/2020
2. 20/37-39 Rose Street, Box Hill	\$ 428,000	3/6/2020
3. 306/1-3 Watts Street, Box Hill	\$ 345,000	7/8/2020

**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.~~

This Statement of Information was prepared on: 

12/10/2020
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## Comparable properties



**\$389,000**

2/32 Ashted Road, Box Hill, Victoria

**DATE:** 30/8/2020

**PROPERTY TYPE:** Flat



1



1



1



51 sqm



**\$428,000**

20/37-39 Rose Street, Box Hill, Victoria

**DATE:** 3/6/2020

**PROPERTY TYPE:** Flat



1



2



1



676 sqm



**\$345,000**

306/1-3 Watts Street, Box Hill, Victoria

**DATE:** 7/8/2020

**PROPERTY TYPE:** Flat



1



1



1



sqm

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee