

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

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Property offered for sale

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| Address Including suburb and postcode | 802/9-11 Prospect Street, Box Hill 3128 (2 Bed 2 Bath 1 Car) |
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Indicative selling price

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

| | | | | | |
|--------------|--------------|------------------|----|---|----|
| Single price | \$719,259.00 | or range between | \$ | & | \$ |
|--------------|--------------|------------------|----|---|----|

Median sale price

| | | | | | |
|---------------|------------|-----------|-------------|--------|----------|
| Median price | \$ | Apartment | Apartment | Suburb | Box Hill |
| Period - From | 1 Feb 2024 | to | 15 Aug 2024 | Source | RP 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

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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: 15 April 2024