

## 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

105 Eley Road Boxhill South

### 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

\$

or range between

\$ 980,000

&

\$ 1,020,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$ 1,340,000

\*House

X

\*Unit

Suburb

BOX HILL SOUTH

Period - From

01/04/2018

to

30/06/2018

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**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.

- 1). 這是物業的價格指南。價格可 以是單一價格，也可以是最高 為10%的價格範圍。該價格不 得低於：• 賣家的要價 • 代理人的預估銷售價格，或 • 已被賣方拒絕的書面報價。
- 2). 中位意為“在中間”。這個價 格意味著大約一半在這個郊區 上市的物業高於該價格，一半 低於該價格。
- 3). 之前出售的與待售物業具有相 似狀況、標準和位置的物業。 這些銷售：• 如果在墨爾本大都會地區，則應發生在過去6個月以 內，且在待售物業2公里範 圍內 • 如果在墨爾本大都會地區 以外，則應發生在過去18 個月以內，且在待售物業5 公里範圍內。