

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

3/91 Eley Road, Box Hill South Vic 3128

Indicative selling price

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

Range between \$935,000

&

\$1,000,000

Median sale price

Median price \$1,020,000

Property Type Townhouse

Suburb Box Hill South

Period - From 25/10/2020

to

24/10/2021

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	3/16 Tiller St BURWOOD EAST 3151	\$1,000,000	13/05/2021
2	3/9 Glengarry Av BURWOOD 3125	\$985,000	26/05/2021
3	3/15 Mccubbin St BURWOOD 3125	\$935,000	01/10/2021

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:

25/10/2021 17:13