

Statement of Information

Single residential property located in the Melbourne metropolitan area

			Se	ction 47	AF of the Estate	Agents Act 1980	
Property offered for	sale						
Address Including suburb and postcode	cluding suburb and						
Indicative selling price							
For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price \$415,000							
Median sale price							
Median price \$850,0	00 Ho	use	Unit	х	Suburb	Box Hill South	
Period - From 01/10/2	2016 to	30/09/2017		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							
2							
3							
OR							
B* The estate ager properties were	nt or agent's r sold within to	epresentative r wo kilometres c	easonab of the pro	ly believe	s that fewer than the sale in the last six	nree comparable months.	

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Property Type: Apartment Agent Comments

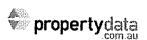
Indicative Selling Price \$415,000 **Median Unit Price** Year ending September 2017: \$850,000

Comparable Properties

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.

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in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.