

### 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

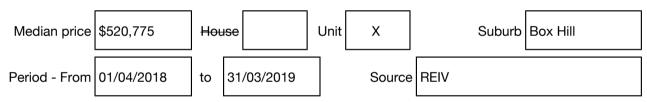
s |803/710 Station Street, Box Hill Vic 3128 d e

#### Indicative selling price

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

Range between	\$495,000	&	\$525,000	

#### Median sale price



#### 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	1/7-9 Archibald St BOX HILL 3128	\$535,000	01/12/2018
2	205/81 Thames St BOX HILL 3128	\$532,000	07/12/2018
3	704/1 Elland Av BOX HILL 3128	\$491,000	09/03/2019

#### 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.

#### Account - VICPROP

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken 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.





Rooms: Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$495,000 - \$525,000 Median Unit Price Year ending March 2019: \$520,775

## **Comparable Properties**





1/7-9 Archibald St BOX HILL 3128 (REI/VG)

**-----------------------------**1

Price: \$535,000 Method: Auction Sale Date: 01/12/2018 Rooms: 5 Property Type: Apartment

205/81 Thames St BOX HILL 3128 (REI/VG)

Agent Comments

Agent Comments



Price: \$532,000 Method: Private Sale Date: 07/12/2018 Rooms: 3 Property Type: Apartment



704/1 Elland Av BOX HILL 3128 (REI)



Price: \$491,000 Method: Auction Sale Date: 09/03/2019 Rooms: 3 Property Type: Apartment Agent Comments

Account - VICPROP



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