

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

805/2 Elland Avenue, Box Hill Vic 3128

Indicative selling price

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

Range between \$620,000 & \$660,000

Median sale price

Median price \$625,000 Property Type Unit Suburb Box Hill

Period - From 01/01/2020 to 31/03/2020 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	407/12-14 Nelson Rd BOX HILL 3128	\$625,000	17/03/2020
2	3406/545 Station St BOX HILL 3128	\$620,000	21/04/2020
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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:

07/07/2020 16:14



Property Type: House (Res)
Land Size: 1451 sqm approx
Agent Comments

Indicative Selling Price
\$620,000 - \$660,000
Median Unit Price
March quarter 2020: \$625,000

Comparable Properties

407/12-14 Nelson Rd BOX HILL 3128 (REI)

Agent Comments



Price: \$625,000
Method: Private Sale
Date: 17/03/2020
Rooms: 4
Property Type: Apartment



3406/545 Station St BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 21/04/2020
Property Type: Apartment

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.