



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**2/5 James Street,  
BOX HILL 3128**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$420,000 - \$440,000**

### Median sale price

Median **Unit** for **BOXHILL** for period **Sep 2018 - Sep 2018**

Sourced from **REA**.

**\$525,000**

### Comparable property sales

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 the most comparable to the property for sale.

**1/9-11 Rose Street,  
Box Hill 3128**

**Price \$400,000** Sold 28  
April 2018

**6/12 Oxford Street,  
Box Hill 3128**

**Price \$391,000** Sold 06 July  
2018

**4/47-49 Rose Street,  
Box Hill 3128**

**Price \$430,700** Sold 20  
August 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REA.

Unit

2 beds

1 baths

1 parking

### Biggin & Scott Whitehorse

8 Burwood Hwy,  
Burwood VIC 3125

### Contact agents



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