

635,000S21 Mar 2022atement 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 905/36 Prospect Street, Box Hill 3128 (2 bed 2 bath 1 Car)

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$646,000

or range between \$

&

\$

Median sale price

Median price \$651,750

Property type *Apartment*

Box Hill

Period - From 1 Dec 2021

to

01/07/2022

Source RP Data

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
707/17 Arnold Street, Box Hill	\$601,300	8 Mar 2022
105/2 Elland Avenue, Box Hill	\$635,000	21 Mar 2022
16/28-36 James Street, Box Hill	\$718,000	11 Jun 2022

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: 12/07/2022

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