

## 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

1/111 Eley Road, Box Hill South Vic 3128

## Indicative selling price

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

Range between \$960,000

&amp;

\$1,050,000

## Median sale price

Median price \$795,000

House

Unit

X

Suburb

Box Hill South

Period - From 01/07/2018

to

30/06/2019

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	1/8-10 Richmond St BLACKBURN SOUTH 3130	\$1,040,000	30/03/2019
2	2/9 Fulton Cr BURWOOD 3125	\$1,022,000	10/08/2019
3	2/27 Richmond St BLACKBURN SOUTH 3130	\$970,000	09/07/2019

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.



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**Rooms:**  
**Property Type:** Townhouse (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$960,000 - \$1,050,000  
**Median Unit Price**  
Year ending June 2019: \$795,000

## Comparable Properties

1/8-10 Richmond St BLACKBURN SOUTH  
3130 (VG)

**Agent Comments**

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**Price:** \$1,040,000  
**Method:** Sale  
**Date:** 30/03/2019  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



2/9 Fulton Cr BURWOOD 3125 (REI)

**Agent Comments**

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**Price:** \$1,022,000  
**Method:** Auction Sale  
**Date:** 10/08/2019  
**Rooms:** -  
**Property Type:** Townhouse (Res)



2/27 Richmond St BLACKBURN SOUTH 3130  
(REI)

**Agent Comments**

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**Price:** \$970,000  
**Method:** Private Sale  
**Date:** 09/07/2019  
**Rooms:** -  
**Property Type:** Townhouse (Res)