

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

401/9-11 Prospect Street, BOX HILL 302ect Street, Box Hill ( 2 Bed 1 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

\$699,859.00

or range between

\$

&

\$

Median sale price

Median price

\$

Apartment

Apartment

Suburb

Box Hill

Period - From

1 Feb 2024

to

15 Aug 2024

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

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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: 15 April 2024