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

104/2 Elland Avenue, Box Hill Vic 3128

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$570,000		&		\$610,000			
Median sale p	rice							
Median price	\$533,500	Pro	operty Type	Unit			Suburb	Box Hill
Period - From	01/10/2018	to	30/09/2019		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	1/6 Brougham St BOX HILL 3128	\$580,000	02/08/2019
2	31/781 Whitehorse Rd MONT ALBERT 3127	\$580,000	08/07/2019
3	3/92-94 Victoria Cr MONT ALBERT 3127	\$580,000	27/06/2019

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.

This Statement of Information was prepared on:

08/11/2019 14:52







Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$570,000 - \$610,000 Median Unit Price Year ending September 2019: \$533,500

Comparable Properties

1/6 Brougham St BOX HILL 3128 (VG)



Price: \$580,000 Method: Sale Date: 02/08/2019 Property Type: Strata Unit/Flat



 31/781 Whitehorse Rd MONT ALBERT 3127 (REI/VG)
 Agent Comments

 Image: 2
 Image: 1

 Price: \$580,000

 Method: Private Sale

 Date: 08/07/2019

 Rooms: 4

Agent Comments

3/92-94 Victoria Cr MONT ALBERT 3127 (VG) Agent Comments



Property Type: Apartment

Price: \$580,000 Method: Sale Date: 27/06/2019 Property Type: Flat/Unit/Apartment (Res)

Account - Hayden Real Estate South Yarra | P: 03 98200244 | F: 03 98201173



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.