

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$570,000 & \$610,000

### Median sale price

Median price \$533,500 Property Type Unit Suburb Box Hill

Period - From 01/10/2018 to 30/09/2019 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	1/6 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)**

Agent Comments



**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



**Price:** \$580,000

**Method:** Private Sale

**Date:** 08/07/2019

**Rooms:** 4

**Property Type:** Apartment

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

Agent Comments



**Price:** \$580,000

**Method:** Sale

**Date:** 27/06/2019

**Property Type:** Flat/Unit/Apartment (Res)