

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

2/508 Elgar Road, Box Hill North Vic 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$749,000

Median sale price

Median price \$845,000

House

Unit

X

Suburb

Box Hill North

Period - From 01/07/2017

to 30/06/2018

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	22 Leopold Cr MONT ALBERT 3127	\$755,000	07/04/2018
2	3/322 Mont Albert Rd MONT ALBERT 3127	\$740,000	16/06/2018
3	1/54 Tyne St BOX HILL NORTH 3129	\$720,000	06/04/2018

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.



2 1 1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$749,000
Median Unit Price
Year ending June 2018: \$845,000

Comparable Properties



22 Leopold Cr MONT ALBERT 3127 (REI)

Agent Comments

2 1 1

Price: \$755,000
Method: Auction Sale
Date: 07/04/2018
Rooms: 4
Property Type: Unit



3/322 Mont Albert Rd MONT ALBERT 3127 (REI)

Agent Comments

2 1 1

Price: \$740,000
Method: Auction Sale
Date: 16/06/2018
Rooms: 4
Property Type: Unit

1/54 Tyne St BOX HILL NORTH 3129 (REI)

Agent Comments

2 1 1

Price: \$720,000
Method: Private Sale
Date: 06/04/2018
Rooms: -
Property Type: Unit