

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address 104/546 Elgar Road, Box Hill North 3129

Indicative selling price

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

Single Price \$480,000

Median Price

Median price \$867,500

Unit x

Suburb Box Hill North

Period - From 01/01/2017 to 31/12/2017

Source REIV

Comparable property sales

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
102/6-8 Wellington Road, Box Hill 3128	\$490,000	22/07/2017
1/35 Kent Road, Box Hill 3128	\$466,000	23/09/2017
703/1 Archibald Street, Box Hill 3128	\$462,000	16/11/2017