

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

### Property offered for sale

	UNIT 103/546 Elgar Road, Box Hill North Vic 3129
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$550,000			&		\$580,000		
Median sale p	rice						
Median price	\$763,000		Unit	х	Subur	b Box Hill North	
Period - From	01/04/2016	to	31/03/2017		Source RE	ΞIV	

#### **Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
804/999 Whitehorse Rd BOX HILL 3128	\$637,000	20/03/2017
701/1 Archibald St BOX HILL 3128	\$545,000	21/11/2016
103/2-4 Kent Rd BOX HILL 3128	\$520,000	27/03/2017

Account - Lindellas First National | P: 03 9838 1388 | F: 03 9838 1399

propertydata

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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.

