

## 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  
UNIT 103/546 Elgar Road, Box Hill North Vic 3129

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$580,000

#### Median sale price

Median price \$763,000 Unit X Suburb Box Hill North

Period - From 01/04/2016 to 31/03/2017 Source REIV

#### 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