

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**5/8 John Street,  
BOX HILL 3128**

### Indicative selling price

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

**Single price \$799,888**

### Median sale price

Median **Unit** for **BOX HILL** for period **Apr 2019 - Jun 2019**

Sourced from **REIV**.

**\$380,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

<b>1/421 Middleborough Rd,</b> Box Hill 3128	Price <b>\$795,000</b> Sold 11 April 2019
<b>5/5 Hay Street,</b> Box Hill South 3128	Price <b>\$780,000</b> Sold 16 July 2019
<b>2/772 Whitehorse Road,</b> Mont Albert 3127	Price <b>\$828,000</b> Sold 13 July 2019

This Statement of Information was prepared on 18th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

Unit



3 beds



2 baths



2 parking

### Ross Hunt Real Estate

99-105 Union Road,  
Surrey Hills VIC 3127

### Contact agents



**Stratos Kouvrakis**

9835 1155  
0407667748

[stratosk@rosshunt.com.au](mailto:stratosk@rosshunt.com.au)



**Jeff Anderson**

9835 1138  
0411 222 744

[jeffa@rosshunt.com.au](mailto:jeffa@rosshunt.com.au)

