



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
2/17 Stanley Street,  
BOX HILL SOUTH

2  1  1  2 

Indicative selling price

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

**\$665,000**



**Jeff Anderson**

0411 222 744

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



**Kristin Vermeulen**

0423 437 996

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



**Ross-Hunt**  
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Sales



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Owners Corporation

Ross-Hunt Real Estate Pty Ltd  
A: 99-105 Union Road, Surrey Hills 3127  
E: [sales@rosshunt.com.au](mailto:sales@rosshunt.com.au) | T: (03) 9830 4044  
[www.rosshunt.com.au](http://www.rosshunt.com.au)

# 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 2/17 Stanley Street, Box Hill South Vic 3128

### Indicative selling price

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

Single price \$665,000

### Median sale price

Median price \$830,000

Property Type Unit

Suburb Box Hill South

Period - From 13/10/2019

to 12/10/2020

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	1/6 Devon St BOX HILL SOUTH 3128	\$709,000	27/06/2020
2	4/140 Thames St BOX HILL NORTH 3129	\$687,000	15/09/2020
3	1/18 Louise Av MONT ALBERT 3127	\$660,000	16/08/2020

**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.~~

This Statement of Information was prepared on:

13/10/2020 16:37



**Property Type:** Strata Unit/Flat  
**Agent Comments**

## Comparable Properties



**1/6 Devon St BOX HILL SOUTH 3128 (REI/VG)** **Agent Comments**



**Price:** \$709,000  
**Method:** Auction Sale  
**Date:** 27/06/2020  
**Property Type:** Unit

**4/140 Thames St BOX HILL NORTH 3129 (VG)** **Agent Comments**



**Price:** \$687,000  
**Method:** Sale  
**Date:** 15/09/2020  
**Property Type:** Strata Unit/Villa Unit/Townhouse  
- Single OYO Unit



**1/18 Louise Av MONT ALBERT 3127 (REI/VG)** **Agent Comments**



**Price:** \$660,000  
**Method:** Private Sale  
**Date:** 16/08/2020  
**Rooms:** 4  
**Property Type:** Apartment