

## 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

11/366-370 ELGAR ROAD BOX HILL VIC 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$940,000

&

\$1,000,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

### 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 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

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 1/3 BROUGHAM STREET BOX HILL VIC 3128    | \$991,000   | 09-Apr-22 |
| 8 KINGSWOOD RISE BOX HILL SOUTH VIC 3128 | \$1,028,000 | 26-Feb-22 |
| 4/9-11 NEW STREET SURREY HILLS VIC 3127  | \$947,000   | 10-Apr-22 |

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 6 months.~~

This Statement of Information was prepared on: 20 June 2022

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**1/3 BROUGHAM STREET BOX HILL  
VIC 3128**

3 1 2

Sold Price

**\$991,000**

Sold Date

**09-Apr-22**

Distance

**0.47km****8 KINGSWOOD RISE BOX HILL  
SOUTH VIC 3128**

3 2 2

Sold Price

**\$1,028,000**

Sold Date

**26-Feb-22**

Distance

**1.17km****4/9-11 NEW STREET SURREY HILLS  
VIC 3127**

3 2 3

Sold Price

<sup>RS</sup> **\$947,000** <sup>UN</sup>

Sold Date

**10-Apr-22**

Distance

**1.3km****RS** = Recent sale**UN** = Undisclosed Sale

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