

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

804/2 Elland Avenue, Box Hill Vic 3128

Indicative selling price

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

Single price

\$360,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Box Hill

Period - From

01/04/2020

to

31/03/2021

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	4/7 Glenmore St BOX HILL 3128	\$365,000	26/05/2021
2	201/21 Cambridge St BOX HILL 3128	\$391,000	16/04/2021
3	109/8 Wellington Rd BOX HILL 3128	\$340,000	16/03/2021

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:

07/06/2021 15:35



Property Type: Apartment

Agent Comments

Comparable Properties



4/7 Glenmore St BOX HILL 3128 (REI)

Agent Comments



Price: \$365,000

Method: Sold Before Auction

Date: 26/05/2021

Rooms: 2

Property Type: Unit



201/21 Cambridge St BOX HILL 3128 (REI)

Agent Comments



Price: \$391,000

Method: Sold Before Auction

Date: 16/04/2021

Property Type: Apartment

109/8 Wellington Rd BOX HILL 3128 (VG)

Agent Comments



Price: \$340,000

Method: Sale

Date: 16/03/2021

Property Type: Subdivided Flat - Single OYO Flat