# 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

624 Elgar Road, Box Hill North Vic 3129

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,350,000		&		\$1,450,000				
Median sale p	rice								
Median price	\$1,300,000	Pro	operty Type	Hou	se		Suburb	Box Hill North	
Period - From	01/01/2021	to	31/03/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	75 Harrison St BOX HILL NORTH 3129	\$1,550,000	17/02/2021
2	28 Greythorn Rd BALWYN NORTH 3104	\$1,508,000	18/01/2021
3	35 Lyndhurst Cr BOX HILL NORTH 3129	\$1,450,000	01/05/2021

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:

12/05/2021 14:45





lite total



**Property Type:** House **Land Size:** 590 sqm approx Agent Comments Charles Shi 9908 5706 0423 633 253 charlesshi@jelliscraig.com.au

Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price March quarter 2021: \$1,300,000

# **Comparable Properties**



75 Harrison St BOX HILL NORTH 3129 (REI)



Price: \$1,550,000 Method: Sold Before Auction Date: 17/02/2021 Property Type: House (Res) Land Size: 630 sqm approx

Agent Comments

Agent Comments



(REI/VG) 3 1 2

28 Greythorn Rd BALWYN NORTH 3104

Price: \$1,508,000 Method: Private Sale Date: 18/01/2021 Property Type: House (Res) Land Size: 456 sqm approx



35 Lyndhurst Cr BOX HILL NORTH 3129 (REI) Agent Comments



Price: \$1,450,000 Method: Auction Sale Date: 01/05/2021 Property Type: House (Res) Land Size: 601 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.