

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 between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,300,000 Property Type House Suburb Box Hill North

Period - From 01/01/2021 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	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



Property Type: House

Land Size: 590 sqm approx

Agent Comments

Comparable Properties



75 Harrison St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,550,000

Method: Sold Before Auction

Date: 17/02/2021

Property Type: House (Res)

Land Size: 630 sqm approx



28 Greythorn Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments



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