

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

206/490 Elgar Road Box Hill VIC 3128

Indicative selling price

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

Single Price

or range
between

\$126,000

&

\$134,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,629

Property type

Unit

Suburb

Box Hill

Period-from

01 May 2020

to

30 Apr 2021

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

36/16 Poplar Street Box Hill VIC 3128	\$125,000	22-Dec-20
4/1 Wellington Road Box Hill VIC 3128	\$120,000	02-Mar-21

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: 26 May 2021