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

445/484 Elgar Road, Box Hill Vic 3128

Indicative selling price

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

Single price | $130,000

Median sale price

Median price	$487,500	Property Type	Unit	Suburb	Box Hill
Period - From	01/01/2023	to	31/12/2023	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	109/484 Elgar Rd BOX HILL 3128	$114,000	13/09/2023
2	107/484 Elgar Rd BOX HILL 3128	$105,000	16/01/2024
3	218/484 Elgar Rd BOX HILL 3128	$101,500	16/10/2023

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: | 13/03/2024 12:16

CONSUMER AFFAIRS VICTORIA

445/484 Elgar Road, Box Hill Vic 3128

Jimmy Kok
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Indicative Selling Price
$130,000
Median Unit Price
Year ending December 2023: $487,500

🛏 1   🛁 1   🚗 0

Property Type: Apartment
Agent Comments

Comparable Properties

109/484 Elgar Rd BOX HILL 3128 (REI/VG)

🛏 1   🛁 1   🚗 -

Price: $114,000
Method: Private Sale
Date: 13/09/2023
Property Type: Apartment

Agent Comments

107/484 Elgar Rd BOX HILL 3128 (REI/VG)

🛏 1   🛁 1   🚗 -

Price: $105,000
Method: Private Sale
Date: 16/01/2024
Property Type: Apartment

Agent Comments

218/484 Elgar Rd BOX HILL 3128 (REI/VG)

🛏 1   🛁 1   🚗 -

Price: $101,500
Method: Private Sale
Date: 16/10/2023
Property Type: Apartment

Agent Comments

Account - IHomes Real Estate | P: 03 9899 7888 | F: 03 9899 8822