

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

505/9 Ellingworth Parade, Box Hill Vic 3128

Indicative selling price

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

Range between \$493,000

&

\$542,300

Median sale price

Median price \$529,000

Property Type Unit

Suburb Box Hill

Period - From 06/09/2022

to

05/09/2023

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	2113/828 Whitehorse Rd BOX HILL 3128	\$539,800	06/05/2023
2	301/771 Station St BOX HILL NORTH 3129	\$526,000	06/03/2023
3	1311/11 Prospect St BOX HILL 3128	\$511,808	20/04/2023

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:

06/09/2023 16:53



2
 1
 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$493,000 - \$542,300

Median Unit Price

06/09/2022 - 05/09/2023: \$529,000

Comparable Properties

2113/828 Whitehorse Rd BOX HILL 3128 (VG)

Agent Comments

2
 -
 -

Price: \$539,800

Method: Sale

Date: 06/05/2023

Property Type: Strata Unit/Flat



301/771 Station St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

2
 2
 2

Price: \$526,000

Method: Private Sale

Date: 06/03/2023

Property Type: Apartment

1311/11 Prospect St BOX HILL 3128 (VG)

Agent Comments

2
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Price: \$511,808

Method: Sale

Date: 20/04/2023

Property Type: Strata Unit/Flat

Account - VICPROP