

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

103/546 Elgar Road, Box Hill North Vic 3129

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$900,000 Property Type Unit Suburb Box Hill North

Period - From 01/04/2023 to 31/03/2024 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	G02/17 Poplar St BOX HILL 3128	\$597,000	20/04/2024
2	502/8 Wellington Rd BOX HILL 3128	\$547,000	16/04/2024
3	302/19 Irving Av BOX HILL 3128	\$520,000	18/03/2024

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:

11/06/2024 13:31



Property Type: Subdivided Flat -
Single OYO Flat

Agent Comments

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

Year ending March 2024: \$900,000

Comparable Properties



G02/17 Poplar St BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$597,000

Method: Auction Sale

Date: 20/04/2024

Property Type: Apartment



502/8 Wellington Rd BOX HILL 3128 (REI)

Agent Comments



Price: \$547,000

Method: Private Sale

Date: 16/04/2024

Property Type: Apartment



302/19 Irving Av BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 18/03/2024

Property Type: Apartment

Account - Roger Davis Wheelers Hill | P: 03 95605000