

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

801/9 ELLINGWORTH PARADE 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

\$420,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Feb 2023

to

31 Jan 2024

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

1104/9 ELLINGWORTH PARADE BOX HILL VIC 3128	\$440,000	13-Jan-24
406/712 STATION STREET BOX HILL VIC 3128	\$450,000	07-Nov-23
24/1045-1047 WHITEHORSE ROAD BOX HILL VIC 3128	\$425,000	22-Aug-23

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: 13 February 2024

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**1104/9 ELLINGWORTH PARADE
BOX HILL VIC 3128**

1 1 1

Sold Price ^{RS} **\$440,000** ^{UN} Sold Date **13-Jan-24**

Distance **0.01km**



**406/712 STATION STREET BOX
HILL VIC 3128**

1 1 1

Sold Price **\$450,000** Sold Date **07-Nov-23**

Distance **0.38km**



**24/1045-1047 WHITEHORSE ROAD
BOX HILL VIC 3128**

1 1 1

Sold Price **\$425,000** Sold Date **22-Aug-23**

Distance **0.39km**

RS = Recent sale UN = Undisclosed Sale

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