

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

1/516 Elgar Road, Box Hill North Vic 3129

Indicative selling price

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

Single price \$650,000

Median sale price

Median price \$765,000

Property Type Unit

Suburb Box Hill North

Period - From 28/11/2021

to 27/11/2022

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	5/11 Simpsons Rd BOX HILL 3128	\$630,000	13/08/2022
2	3/322 Belmore Rd BALWYN 3103	\$600,000	20/08/2022
3			

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:

28/11/2022 13:38



 2  1  2

Property Type: Unit
Agent Comments

Indicative Selling Price

\$650,000

Median Unit Price

28/11/2021 - 27/11/2022: \$765,000

Comparable Properties



5/11 Simpsons Rd BOX HILL 3128 (REI/VG)

Agent Comments

 2  1  2

Price: \$630,000

Method: Auction Sale

Date: 13/08/2022

Property Type: Unit



3/322 Belmore Rd BALWYN 3103 (REI/VG)

Agent Comments

 2  1  1

Price: \$600,000

Method: Auction Sale

Date: 20/08/2022

Property Type: Unit

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.

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