

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

2/416 ELGAR ROAD 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

or range
between

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Dec 2023

to

30 Nov 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

3/34 BARKLY STREET BOX HILL VIC 3128	\$1,101,600	10-Jul-24
3/19 BARCELONA STREET BOX HILL VIC 3128	\$1,420,000	02-Sep-24

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: 16 December 2024



**3/34 BARKLY STREET BOX HILL
VIC 3128**

 3  2  2

Sold Price **\$1,101,600** Sold Date **10-Jul-24**

Distance **1.56km**



**3/19 BARCELONA STREET BOX
HILL VIC 3128**

 3  2  2

Sold Price **\$1,420,000** Sold Date **02-Sep-24**

Distance **1.47km**

RS = Recent sale

UN = Undisclosed Sale

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