

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

2/414 Elgar Road, Box Hill, VIC 3128

Indicative selling price

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

Single price

or range between

\$780,000

&

\$850,000

Median sale price

Median price

\$ 500,000

Property type

Unit

Suburb

BOX HILL

Period - From

01/04/2021

to

04/08/2021

Source

core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	2/92-94 Victoria Crescent Mont Albert Vic 3127	\$840,000	2021-07-03
2	5/14 Florence Road Surrey Hills Vic 3127	\$775,000	2021-05-25
3	2/34 Weybridge Street Surrey Hills Vic 3127	\$855,000	2021-06-26

This Statement of Information was prepared on:

04/08/2021

