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

304/8 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			or rang betwee		\$490,000	&	\$520,000		
Median sale price (*Delete house or unit as applicable)									
Median Price	\$455,000	Prop	erty type	Unit		Suburb	Box Hill		
Period-from	01 Apr 2023	to	31 Mar 2	024	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
103/3 HAY STREET BOX HILL SOUTH VIC 3128	\$500,000	16-Oct-23
302/19 IRVING AVENUE BOX HILL VIC 3128	\$520,000	18-Mar-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: 11 April 2024



consumer.vic.gov.au

EIGHTH QUARTER

Joanna Zhou

P 0398998989

M 0426186737

E joanna.zhou@eighthquarter.com.au

INSPECTION APPOINTMENT POLICY		Procession of an arrange year of property dyna haars - All with the sensitive - All with the sensitive	
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103/3 HAY STREET BOX HILL SOUTH VIC 3128

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Sold Price \$500,000 Sold Date 16-Oct-23

> 1.23km Distance



302/19 IRVING AVENUE BOX HILL VIC 3128		Sold Price	^{RS} \$520,000 ^{UN}	Sold Date	18-Mar-24	
昌 2	2	⇔ 1			Distance	0.61km

RS = Recent sale UN = Undisclosed Sale

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