

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

107/484 Elgar Rd, 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

\$110,000

or range between

Median sale price

Median price

\$295,500

Property type

apartment

Suburb

Box Hill 3128

Period - From

01/12/2022

to

30/11/2023

Source

REA

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
201/6 Bruce Street, Box Hill, Vic 3128	\$123,000	16 Nov 2023
109/484 Elgar Road, Box Hill, Vic 3128	\$114,000	13 Sep 2023
11/14 Spring Street, Box Hill, Vic 3128	\$125,000	24 Oct 2023

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:

18/12/2023 18:50