

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

802/1 ELLAND AVENUE 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Mar 2023

to

29 Feb 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

506/1 ARCHIBALD STREET BOX HILL VIC 3128

\$472,000

20-Oct-23

208/15-21 HARROW STREET BOX HILL VIC 3128

\$465,000

13-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: 21 March 2024



**506/1 ARCHIBALD STREET BOX
HILL VIC 3128**

Sold Price

\$472,000

Sold Date

20-Oct-23

 2

 2

 1

Distance

0.14km



**208/15-21 HARROW STREET BOX
HILL VIC 3128**

Sold Price

^{RS} **\$465,000**

Sold Date

13-Mar-24

 2

 2

 1

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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