

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

111/484 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

\$115,000

&

\$120,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jul 2023

to

30 Jun 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

108/6 JOHN STREET BOX HILL VIC 3128	\$138,800	20-May-24
9/5 ARCHIBALD STREET BOX HILL VIC 3128	\$135,000	11-Mar-24
203/6 JOHN STREET BOX HILL VIC 3128	\$134,800	08-Apr-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: 01 July 2024



108/6 JOHN STREET BOX HILL VIC 3128 Sold Price ^{RS} **\$138,800** ^{UN} Sold Date **20-May-24**

1 1 -

Distance **1.21km**



9/5 ARCHIBALD STREET BOX HILL VIC 3128 Sold Price **\$135,000** Sold Date **11-Mar-24**

1 1 -

Distance **0.61km**



203/6 JOHN STREET BOX HILL VIC 3128 Sold Price **\$134,800** Sold Date **08-Apr-24**

1 1 -

Distance **1.22km**

RS = Recent sale **UN** = Undisclosed Sale

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