

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 405/490 Elgar Road, Box Hill, VIC 3128

Indicative selling price

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

Single Price \$150,000

Median sale price

Median price \$518,000 Property Type Unit Suburb Box Hill (3128)

Period - From 01/12/2023 to 30/11/2024 Source CoreLogic

Comparable property sales

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
113/490 ELGAR ROAD, BOX HILL VIC 3128	\$150,000	01/09/2024
201/1 WELLINGTON ROAD, BOX HILL VIC 3128	\$147,600	30/07/2024
313/1 WELLINGTON ROAD, BOX HILL VIC 3128	\$145,000	29/08/2024

This Statement of Information was prepared on: 31/12/2024