

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

1104/9 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 range
between

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jan 2023

to

31 Dec 2023

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

708/12 NELSON ROAD BOX HILL VIC 3128

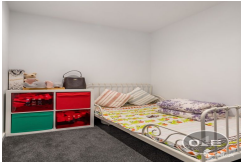
\$474,000

16-Aug-23

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: 09 January 2024

**708/12 NELSON ROAD BOX HILL
VIC 3128**

Sold Price

\$474,000

Sold Date

16-Aug-23

1



1



1

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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