

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

702/1 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

\$475,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$489,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Sep 2023

to

31 Aug 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

602/1 ELLAND AVENUE BOX HILL VIC 3128	\$470,000	24-Mar-24
505/1 ELLAND AVENUE BOX HILL VIC 3128	\$475,000	13-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: 30 September 2024



**602/1 ELLAND AVENUE BOX HILL
VIC 3128**

Sold Price

\$470,000

Sold Date

24-Mar-24

 2  2  1

Distance

0km



**505/1 ELLAND AVENUE BOX HILL
VIC 3128**

Sold Price

\$475,000

Sold Date

13-Apr-24

 2  2  1

Distance

0.01km

RS = Recent sale

UN = Undisclosed Sale

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