

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

252 Elgar Road, Box Hill South Vic 3128

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,370,500

Property Type House

Suburb Box Hill South

Period - From 18/06/2022

to

17/06/2023

Source REIV

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 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
1	200 Elgar Rd BOX HILL SOUTH 3128	\$1,688,000	20/04/2023
2	810 Canterbury Rd BOX HILL SOUTH 3128	\$1,255,000	01/04/2023
3	36 Joyhill Av BOX HILL SOUTH 3128	\$1,220,000	18/03/2023

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 six months.~~

This Statement of Information was prepared on:

18/06/2023 11:15

252 Elgar Road, Box Hill South Vic 3128

Tim Heavyside
94703390
0403020404
tim@heavyside.co



3 1 2

Property Type: House
Land Size: 697 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
18/06/2022 - 17/06/2023: \$1,370,500

Comparable Properties



200 Elgar Rd BOX HILL SOUTH 3128 (REI)

Agent Comments

6 2 2

Price: \$1,688,000
Method: Private Sale
Date: 20/04/2023
Property Type: House (Res)
Land Size: 923 sqm approx



810 Canterbury Rd BOX HILL SOUTH 3128 (REI)

Agent Comments

3 1 1

Price: \$1,255,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House (Res)
Land Size: 723 sqm approx



36 Joyhill Av BOX HILL SOUTH 3128 (REI)

Agent Comments

3 1 1

Price: \$1,220,000
Method: Auction Sale
Date: 18/03/2023
Property Type: House (Res)
Land Size: 597 sqm approx

Account - Heavyside



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