

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 306/154 Elgar Road, Box Hill South Vic 3128

Indicative selling price

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

Range between \$275,000 & \$300,000

Median sale price

Median price \$916,000 Property Type Unit Suburb Box Hill South

Period - From 07/03/2023 to 06/03/2024 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	210/154 Elgar Rd BOX HILL SOUTH 3128	\$255,000	20/12/2022
2	215/154 Elgar Rd BOX HILL SOUTH 3128	\$200,000	15/07/2022
3			

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: 07/03/2024 11:12



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Property Type:
Agent Comments

Indicative Selling Price
\$275,000 - \$300,000
Median Unit Price
07/03/2023 - 06/03/2024: \$916,000

Comparable Properties



210/154 Elgar Rd BOX HILL SOUTH 3128
(REI/VG)

Agent Comments

1 1 1

Price: \$255,000
Method: Private Sale
Date: 20/12/2022
Property Type: Apartment



215/154 Elgar Rd BOX HILL SOUTH 3128
(REI/VG)

Agent Comments

1 1 1

Price: \$200,000
Method: Private Sale
Date: 15/07/2022
Property Type: Apartment

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.

Account - Bow Residential | P: (03) 8672 2942