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	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$275,000		&		\$300,000			
Median sale p	rice							
Median price	\$916,000	Pro	operty Type	Unit			Suburb	Box Hill South
Period - From	07/03/2023	to	06/03/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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







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)



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

Agent Comments



215/154 Elgar Rd BOX HILL SOUTH 3128 (REI/VG) 1 1 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

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