



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**404/1 Elland Avenue,
BOX HILL 3128**

Indicative selling price

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

Range \$490,000 - \$539,000

Median sale price

Median **Apartment** for **BOX HILL** for period **Jan 2019 - Jun 2019**

Sourced from **pricefinder**.

\$489,000

Comparable property sales

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 the most comparable to the property for sale.

**850 Whitehorse Road,
Box Hill 3128**

Price \$498,000 Sold 26 May 2019

**2 Elland Avenue,
Box Hill 3128**

Price \$555,000 Sold 17 April 2019

**710 Station Street,
Box Hill 3128**

Price \$500,000 Sold 09 March 2019

This Statement of Information was prepared on 11th Oct 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from pricefinder.

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