

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

304/8 ELLINGWORTH PARADE 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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Apr 2023

to

31 Mar 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

103/3 HAY STREET BOX HILL SOUTH VIC 3128	\$500,000	16-Oct-23
302/19 IRVING AVENUE BOX HILL VIC 3128	\$520,000	18-Mar-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.

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103/3 HAY STREET BOX HILL SOUTH VIC 3128

2 2 1

Sold Price

\$500,000

Sold Date

16-Oct-23

Distance

1.23km

302/19 IRVING AVENUE BOX HILL VIC 3128

2 2 1

Sold Price

^{RS} **\$520,000** ^{UN}

Sold Date

18-Mar-24

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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