

## 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

108/490 ELGAR ROAD BOX HILL VIC 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$125,000

&

\$135,000

### 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

114/484 ELGAR ROAD BOX HILL VIC 3128	\$135,000	01-Nov-23
3/5 ARCHIBALD STREET BOX HILL VIC 3128	\$125,000	08-Jan-24
203/6 JOHN STREET BOX HILL VIC 3128	\$134,800	06-Apr-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.

This Statement of Information was prepared on: 29 April 2024



**114/484 ELGAR ROAD BOX HILL  
VIC 3128**

Sold Price

**\$135,000**

Sold Date

**01-Nov-23**

 1  1  -

Distance

**0.05km**



**3/5 ARCHIBALD STREET BOX HILL  
VIC 3128**

Sold Price

**\$125,000**

Sold Date

**08-Jan-24**

 1  1  -

Distance

**0.64km**



**203/6 JOHN STREET BOX HILL VIC  
3128**

Sold Price

<sup>RS</sup> **\$134,800**

Sold Date

**06-Apr-24**

 1  1  -

Distance

**1.26km**

RS = Recent sale

UN = Undisclosed Sale

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