

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

2/398 Elgar Road, Box Hill Vic 3128

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,725,000 Property Type House Suburb Box Hill

Period - From 01/04/2023 to 31/03/2024 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	2/18 Foch St BOX HILL SOUTH 3128	\$1,350,000	06/04/2024
2	2/480 Whitehorse Rd SURREY HILLS 3127	\$1,350,000	29/01/2024
3	1/32 Clyde St BOX HILL NORTH 3129	\$1,340,000	12/08/2023

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:

21/05/2024 16:01

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Indicative Selling Price

\$1,300,000 - \$1,430,000

Median House Price

Year ending March 2024: \$1,725,000



 4  4  2

Property Type: Strata Unit/Villa
Unit/Townhouse - Single OYO Unit

Agent Comments

Comparable Properties



2/18 Foch St BOX HILL SOUTH 3128 (REI)

Agent Comments

 4  2  2

Price: \$1,350,000

Method: Auction Sale

Date: 06/04/2024

Property Type: Townhouse (Res)



2/480 Whitehorse Rd SURREY HILLS 3127 (REI)

Agent Comments

 4  3  2

Price: \$1,350,000

Method: Private Sale

Date: 29/01/2024

Property Type: Townhouse (Single)



1/32 Clyde St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,340,000

Method: Auction Sale

Date: 12/08/2023

Property Type: Townhouse (Res)

Land Size: 293 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802