

# 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 206/8 Ellingworth Parade, 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)

Range between \$490,000 & \$539,000

### Median sale price

Median price \$498,000 Property Type Unit Suburb Box Hill

Period - From 01/07/2022 to 30/06/2023 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	818/850 Whitehorse Rd BOX HILL 3128	\$520,000	01/09/2023
2	301/394-398 Middleborough Rd BLACKBURN 3130	\$500,000	28/08/2023
3	306/8 Ellingworth Pde BOX HILL 3128	\$490,000	18/07/2023

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: 02/10/2023 10:59



**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$490,000 - \$539,000

**Median Unit Price**

Year ending June 2023: \$498,000

## Comparable Properties



**818/850 Whitehorse Rd BOX HILL 3128 (REI)**

Agent Comments



**Price:** \$520,000

**Method:** Private Sale

**Date:** 01/09/2023

**Property Type:** Apartment



**301/394-398 Middleborough Rd BLACKBURN 3130 (REI)**

Agent Comments



**Price:** \$500,000

**Method:** Private Sale

**Date:** 28/08/2023

**Property Type:** Unit



**306/8 Ellingworth Pde BOX HILL 3128 (REI/VG)**

Agent Comments



**Price:** \$490,000

**Method:** Auction Sale

**Date:** 18/07/2023

**Property Type:** Apartment

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