

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

210/490 ELGAR ROAD 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

\$128,000

&

\$140,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Box Hill

Period-from

1 Sep 2023

to

01 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

51/5 ARCHIBALD STREET BOX HILL VIC 3128	\$140,000	02-Sep-23
45/5 ARCHIBALD STREET BOX HILL VIC 3128	\$140,000	01-Sep-23
219/6 JOHN STREET BOX HILL VIC 3128	\$130,000	21-Nov-23

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: 01 March 2024



51/5 ARCHIBALD STREET BOX HILL VIC 3128 Sold Price

\$140,000 Sold Date **02-Sep-23**

1 1 -

Distance **0.64km**



45/5 ARCHIBALD STREET BOX HILL VIC 3128 Sold Price

\$140,000 Sold Date **01-Sep-23**

1 1 -

Distance **0.64km**



219/6 JOHN STREET BOX HILL VIC 3128 Sold Price

\$130,000 Sold Date **21-Nov-23**

1 1 -

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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