

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

\$500,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Feb 2023

to

31 Jan 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

9/7-9 ARCHIBALD STREET BOX HILL VIC 3128	\$545,000	28-Sep-23
918/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$550,000	12-Sep-23
818/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$520,000	01-Sep-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 February 2024

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**9/7-9 ARCHIBALD STREET BOX
 HILL VIC 3128**

 2  2  1

Sold Price **\$545,000** Sold Date **28-Sep-23**

Distance **0.53km**



**918/850 WHITEHORSE ROAD BOX
 HILL VIC 3128**

 2  2  1

Sold Price **\$550,000** Sold Date **12-Sep-23**

Distance **0.59km**



**818/850 WHITEHORSE ROAD BOX
 HILL VIC 3128**

 2  2  1

Sold Price **\$520,000** Sold Date **01-Sep-23**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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