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 \$500,000 & \$520,000 | Single Price | | or range between | \$500,000 | & | \$520,000 |
|------------------------------------|--------------|--|---------------------|-----------|---|-----------|
|------------------------------------|--------------|--|---------------------|-----------|---|-----------|

Median sale price

(*Delete house or unit as applicable)

| Median Price | \$472,000 | Prop | erty type | e Unit | | Suburb | Box Hill |
|--------------|-------------|------|-----------|--------|--------|--------|-----------|
| Period-from | 01 Feb 2023 | to | 31 Jan 2 | 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.

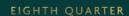
| Address of comparable property | Price | Date of sale |
|---|-----------|--------------|
| 9/7-9 ARCHIBALD STREET BOX HILL VIC 3128 | \$545,000 | 28-Sep-23 |
| 918/850 WHITEHORSE ROAD BOX HILL VIC 3128 | \$550,000 | 12-Sep-23 |
| 818/850 WHITEHORSE ROAD BOX HILL VIC 3128 | \$520,000 | 01-Sep-23 |

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





Joanna Zhou

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9/7-9 ARCHIBALD STREET BOX HILL VIC 3128

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\$ 1

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Sold Price

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

Distance

0.53km



918/850 WHITEHORSE ROAD BOX Sold Price HILL VIC 3128

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

Distance 0.59km

818/850 WHITEHORSE ROAD BOX Sold Price HILL VIC 3128

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

Distance 0.61km

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₾ 2

\$1

RS = Recent sale

UN = Undisclosed Sale

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