

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 588 Elgar Road, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,100,000 & \$1,180,000

Median sale price

Median price \$1,406,500 Property Type House Suburb Box Hill North

Period - From 01/01/2024 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	96 Shannon St BOX HILL NORTH 3129	\$1,240,000	27/04/2024
2	476 Belmore Rd MONT ALBERT NORTH 3129	\$1,316,000	04/05/2024
3	535 Elgar Rd MONT ALBERT NORTH 3129	\$936,000	11/05/2024

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: 14/06/2024 16:50



3
 1
 2

Property Type: House (Res)

Land Size: 702 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,180,000

Median House Price

March quarter 2024: \$1,406,500

Comparable Properties

96 Shannon St BOX HILL NORTH 3129 (REI)

Agent Comments

3
 1
 2

Price: \$1,240,000

Method:

Date: 27/04/2024

Property Type: House



476 Belmore Rd MONT ALBERT NORTH 3129 (REI)

Agent Comments

3
 1
 2

Price: \$1,316,000

Method: Auction Sale

Date: 04/05/2024

Property Type: House (Res)

Land Size: 692 sqm approx



535 Elgar Rd MONT ALBERT NORTH 3129 (REI)

Agent Comments

3
 1
 1

Price: \$936,000

Method: Private Sale

Date: 11/05/2024

Property Type: House (Res)

Land Size: 604 sqm approx

Account - Barry Plant | P: 03 9842 8888