

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

606/9 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

\$570,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Box Hill

Period-from

09 Dec 2023

to

09 Jun 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

G02/17 POPLAR STREET BOX HILL VIC 3128	\$597,000	20-Apr-24
507/11 PROSPECT STREET BOX HILL VIC 3128	\$592,705	04-Mar-24
1604/12 NELSON ROAD BOX HILL VIC 3128	\$610,000	13-Feb-24

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: 09 June 2024

Danna Borja
M 0426 253 689
E va@chn.group



G02/17 POPLAR STREET BOX HILL VIC 3128 Sold Price **\$597,000** Sold Date **20-Apr-24**

 3  2  -

Distance **0.91km**



507/11 PROSPECT STREET BOX HILL VIC 3128 Sold Price **\$592,705** Sold Date **04-Mar-24**

 2  1  -

Distance **0.54km**



1604/12 NELSON ROAD BOX HILL VIC 3128 Sold Price **\$610,000** Sold Date **13-Feb-24**

 2  2  -

Distance **0.61km**

RS = Recent sale UN = Undisclosed Sale

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