

## 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

703/8 WELLINGTON ROAD BOX HILL VIC 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$495,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Box Hill

Period-from

01 May 2023

to

30 Apr 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

|  |           |           |
|--|-----------|-----------|
| 501/9 ELLINGWORTH PARADE BOX HILL VIC 3128 | \$501,000 | 08-Apr-24 |
| 502/8 WELLINGTON ROAD BOX HILL VIC 3128    | \$547,000 | 16-Apr-24 |
| 302/19 IRVING AVENUE BOX HILL VIC 3128     | \$520,000 | 18-Mar-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: 03 May 2024

Daniel Kon

M 0488118119

E dkon@avantre.com.au



**501/9 ELLINGWORTH PARADE  
BOX HILL VIC 3128**

 2  1  1

Sold Price

<sup>RS</sup>

**\$501,000**

Sold Date

**08-Apr-24**

Distance

**0.75km**



**502/8 WELLINGTON ROAD BOX  
HILL VIC 3128**

 2  2  1

Sold Price

<sup>RS</sup>

**\$547,000**

Sold Date

**16-Apr-24**

Distance

**0.02km**



**302/19 IRVING AVENUE BOX HILL  
VIC 3128**

 2  2  1

Sold Price

<sup>RS</sup>

**\$520,000<sup>UN</sup>**

Sold Date

**18-Mar-24**

Distance

**0.3km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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