

## 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

802/1 ELLAND AVENUE 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

\$528,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$472,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jan 2023

to

31 Dec 2023

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

818/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$520,000	01-Sep-23
9/7-9 ARCHIBALD STREET BOX HILL VIC 3128	\$545,000	28-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: 29 January 2024



**818/850 WHITEHORSE ROAD BOX** Sold Price **\$520,000** Sold Date **01-Sep-23**  
**HILL VIC 3128**

 2  2  1

Distance **0.42km**



**9/7-9 ARCHIBALD STREET BOX** Sold Price **\$545,000** Sold Date **28-Sep-23**  
**HILL VIC 3128**

 2  2  1

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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