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	G03/546 Elgar Road, Box Hill Vic 3128

Indicative selling price

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

Single price	$455,000

Median sale price

Median price	$640,000	Property Type	Unit	Suburb	Box Hill
Period - From	01/01/2021	to	31/12/2021	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	406/761 Station St BOX HILL NORTH 3129	$505,000	29/12/2021
2	103/721 Elgar Rd DONCASTER 3108	$488,000	21/01/2022
3	503/712-714 Station St BOX HILL 3128	$465,000	16/12/2021

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: 04/02/2022 12:00

G03/546 Elgar Road, Box Hill Vic 3128



2 2 1

Property Type:
Agent Comments

Indicative Selling Price
$455,000
Median Unit Price
Year ending December 2021: $640,000

Comparable Properties



406/761 Station St BOX HILL NORTH 3129 (REI)

2 2 1

Price: $505,000
Method: Private Sale
Date: 29/12/2021
Property Type: Apartment

Agent Comments



103/721 Elgar Rd DONCASTER 3108 (REI)

2 1 1

Price: $488,000
Method: Private Sale
Date: 21/01/2022
Property Type: Apartment

Agent Comments



503/712-714 Station St BOX HILL 3128 (REI)

2 1 1

Price: $465,000
Method: Private Sale
Date: 16/12/2021
Property Type: Apartment

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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