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	105/546 Elgar Road, Box Hill North Vic 3129

Indicative selling price

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

Single price $420,000

Median sale price

Median price $952,000 Property Type Unit Suburb Box Hill North

Period - From 01/04/2021 to 31/03/2022 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	202/546 Elgar Rd BOX HILL NORTH 3129	$460,000	16/02/2022
2	G03/546 Elgar Rd BOX HILL NORTH 3129	$455,000	22/02/2022
3	101/33 Harrow St BOX HILL 3128	$455,000	15/03/2022

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: 05/05/2022 14:39

105/546 Elgar Road, Box Hill North Vic 3129



2 2 1

Property Type:
Agent Comments

Indicative Selling Price
$420,000
Median Unit Price
Year ending March 2022: $952,000

Comparable Properties



202/546 Elgar Rd BOX HILL NORTH 3129 (VG)

2 - -

Agent Comments

Price: $460,000
Method: Sale
Date: 16/02/2022
Property Type: Subdivided Flat - Single OYO Flat

G03/546 Elgar Rd BOX HILL NORTH 3129 (VG)

2 - -

Agent Comments

Price: $455,000
Method: Sale
Date: 22/02/2022
Property Type: Subdivided Flat - Single OYO Flat



101/33 Harrow St BOX HILL 3128 (REI)

2 2 1

Agent Comments

Price: $455,000
Method: Private Sale
Date: 15/03/2022
Property Type: Apartment

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

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