

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

409/2 Elland Avenue 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Nov 2018

to

31 Oct 2019

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





G09/19-21 Poplar Street Box Hill VIC 3128	\$285,000	15-May-19
608/710 Station Street Box Hill VIC 3128	-	03-Sep-19
106/771 Station Street Box Hill North VIC 3129	\$330,000	15-Jul-19





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: 04 November 2019

	G09/19-21 Poplar Street Box Hill VIC 3128	Sold Price	\$285,000	Sold Date	15-May-19
	1  1  - 	Distance	0.62km		

	608/710 Station Street Box Hill VIC 3128	Sold Price	-	Sold Date	03-Sep-19
	1  1  - 	Distance	0.11km		

	106/771 Station Street Box Hill North VIC 3129	Sold Price	\$330,000	Sold Date	15-Jul-19
	1  1  - 	Distance	0.38km		

RS = Recent sale UN = Undisclosed Sale

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