

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

406/9 ELLINGWORTH PARADE 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

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

302/19 IRVING AVENUE BOX HILL VIC 3128	\$520,000	14-Mar-24
502/8 WELLINGTON ROAD BOX HILL VIC 3128	\$547,000	16-Apr-24
2405/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$565,000	02-May-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: 20 May 2024

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

 2  2  1

Sold Price

\$520,000

Sold Date

14-Mar-24

Distance

0.57km



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

 2  2  1

Sold Price

^{RS} **\$547,000**

Sold Date

16-Apr-24

Distance

0.77km



**2405/850 WHITEHORSE ROAD
BOX HILL VIC 3128**

 2  2  1

Sold Price

^{RS} **\$565,000**

Sold Date

02-May-24

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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