

## 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

G05/546 ELGAR ROAD BOX HILL NORTH VIC 3129

### 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

\$570,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,500

Property type

Unit

Suburb

Box Hill North

Period-from

01 Aug 2021

to

31 Jul 2022

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

204/17 ARNOLD STREET BOX HILL VIC 3128	\$578,000	10-Jul-21
707/17 ARNOLD STREET BOX HILL VIC 3128	\$601,350	08-Mar-22
503/91-93 TRAM ROAD DONCASTER VIC 3108	\$575,000	05-Nov-21

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: 27 August 2022



**204/17 ARNOLD STREET BOX HILL VIC 3128** Sold Price **\$578,000** Sold Date **10-Jul-21**  
Distance **0.73km**

 2  2  1



**707/17 ARNOLD STREET BOX HILL VIC 3128** Sold Price **\$601,350** Sold Date **08-Mar-22**  
Distance **0.73km**

 2  2  1

**503/91-93 TRAM ROAD DONCASTER VIC 3108** Sold Price **\$575,000** Sold Date **05-Nov-21**  
Distance **2.19km**

 2  2  1

RS = Recent sale      UN = Undisclosed Sale

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