

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality 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

Single price

\$499,900

Median sale price

Median price

\$905,000

Property Type

Unit

Suburb

Box Hill North

Period - From

01/01/2022

to

31/12/2022

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	G06/95 Thames St BOX HILL 3128	\$505,000	22/11/2022
2	1118/828 Whitehorse Rd BOX HILL 3128	\$505,000	24/10/2022
3	1302/828 Whitehorse Rd BOX HILL 3128	\$495,000	09/12/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

28/03/2023 07:42



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Rooms:**Property Type:** Apartment**Agent Comments**

- Block of only 13 apartments - Currently tenanted until 27 October 2023, with a healthy rental return of \$2086 per month

Indicative Selling Price

\$499,900

Median Unit Price

Year ending December 2022: \$905,000

Comparable Properties

**G06/95 Thames St BOX HILL 3128 (VG)****Agent Comments**

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Price: \$505,000**Method:** Sale**Date:** 22/11/2022**Property Type:** Subdivided Flat - Single OYO Flat**1118/828 Whitehorse Rd BOX HILL 3128 (VG)****Agent Comments**

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Price: \$505,000**Method:** Sale**Date:** 24/10/2022**Property Type:** Strata Unit/Flat**1302/828 Whitehorse Rd BOX HILL 3128 (VG)****Agent Comments**

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Price: \$495,000**Method:** Sale**Date:** 09/12/2022**Property Type:** Strata Unit/Flat