

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

606/9 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Dec 2022

to

30 Nov 2023

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

204/47 HARROW STREET BOX HILL VIC 3128	\$599,999	11-Aug-23
4/55 BANK STREET BOX HILL VIC 3128	\$685,000	12-Aug-23
1007/11 PROSPECT STREET BOX HILL VIC 3128	\$622,889	05-Oct-23

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: 08 December 2023



204/47 HARROW STREET BOX HILL VIC 3128

 2  2  1

Sold Price

\$599,999

Sold Date

11-Aug-23

Distance

0.29km



4/55 BANK STREET BOX HILL VIC 3128

 2  2  1

Sold Price

\$685,000

Sold Date

12-Aug-23

Distance

0.44km



1007/11 PROSPECT STREET BOX HILL VIC 3128

 2  2  1

Sold Price

\$622,889

Sold Date

05-Oct-23

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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