

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

1006/999 WHITEHORSE ROAD 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

&

\$610,000

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

3402/545 STATION STREET BOX HILL VIC 3128	620000	03-Aug-23
1911/545 STATION STREET BOX HILL VIC 3128	639000	18-Apr-23
409/11 PROSPECT STREET BOX HILL VIC 3128	634918	12-Apr-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: 09 May 2024

Janssen Xiang
P 03 9978 7872
M 0411659290
E janssen.xiang@janssenco.com.au



**3402/545 STATION STREET BOX
HILL VIC 3128**

2 2 1

Sold Price

^{RS} **620000** Sold Date **03-Aug-23**

Distance **0.33km**



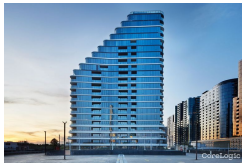
**1911/545 STATION STREET BOX
HILL VIC 3128**

2 2 1

Sold Price

639000 Sold Date **18-Apr-23**

Distance **0.33km**



**409/11 PROSPECT STREET BOX
HILL VIC 3128**

2 2 1

Sold Price

634918 Sold Date **12-Apr-23**

Distance **0.59km**

RS = Recent sale **UN** = Undisclosed Sale

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