

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 2808/828 Whitehorse Road, Box Hill Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$660,000 & \$690,000

Median sale price

Median price \$500,500 Property Type Unit Suburb Box Hill

Period - From 01/07/2023 to 30/06/2024 Source REIV

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 six 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	2108/845 Whitehorse Rd BOX HILL 3128	\$679,000	24/06/2024
2	1901/828 Whitehorse Rd BOX HILL 3128	\$650,000	21/06/2024
3	1703/851 Whitehorse Rd BOX HILL 3128	\$665,000	14/06/2024

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 six months.~~

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Janelle Gu

03 9877 1277

0432 800 031

janellegu@mcgrath.com.au

Indicative Selling Price

\$660,000 - \$690,000

Median Unit Price

Year ending June 2024: \$500,500



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties

2108/845 Whitehorse Rd BOX HILL 3128 (VG) Agent Comments

 2  -  -

Price: \$679,000

Method: Sale

Date: 24/06/2024

Property Type: Strata Unit/Flat

1901/828 Whitehorse Rd BOX HILL 3128 (VG) Agent Comments

 2  -  -

Price: \$650,000

Method: Sale

Date: 21/06/2024

Property Type: Subdivided Flat - Single OYO Flat

1703/851 Whitehorse Rd BOX HILL 3128 (VG) Agent Comments

 2  -  -

Price: \$665,000

Method: Sale

Date: 14/06/2024

Property Type: Strata Unit/Flat

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613