

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

17/98-100 Carrington 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,500

Property type

Unit

Suburb

Box Hill

Period-from

01 Dec 2020

to

30 Nov 2021

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

305/109-111 Carrington Road Box Hill VIC 3128	\$640,000	10-Nov-21
1006/850 Whitehorse Road Box Hill VIC 3128	\$508,888	09-Dec-21
1618/850 Whitehorse Road Box Hill VIC 3128	\$550,000	24-Aug-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.~~

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305/109-111 Carrington Road Box Hill VIC 3128

2 2 1

Sold Price ^{RS} **\$640,000** ^{UN} Sold Date **10-Nov-21**

Distance **0.14km**



1006/850 Whitehorse Road Box Hill VIC 3128

2 2 1

Sold Price ^{RS} **\$508,888** Sold Date **09-Dec-21**

Distance **0.24km**



1618/850 Whitehorse Road Box Hill VIC 3128

2 2 1

Sold Price ^{RS} **\$550,000** ^{UN} Sold Date **24-Aug-21**

Distance **0.24km**

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

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