### 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

2808/850 Whitehorse Road, Box Hill Vic 3128

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$460,000		&		\$500,000			
Median sale pi	rice							
Median price	\$555,000	Pro	operty Type	Unit			Suburb	Box Hill
Period - From	01/01/2022	to	31/03/2022		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	901/850 Whitehorse Rd BOX HILL 3128	\$490,000	01/04/2022
2	3101/850 Whitehorse Rd BOX HILL 3128	\$480,000	09/06/2022
3	2908/850 Whitehorse Rd BOX HILL 3128	\$470,000	10/02/2022

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.

This Statement of Information was prepared on:

30/06/2022 19:14



# **M**c**Grath**





**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$460,000 - \$500,000 Median Unit Price March quarter 2022: \$555,000

## **Comparable Properties**

901/850 Whitehorse Rd BOX HILL 3128 (VG)



Price: \$490,000 Method: Sale Date: 01/04/2022 Property Type: Subdivided Flat - Single OYO Flat



3101/850 Whitehorse Rd BOX HILL 3128 (REI) Agent Comments

Agent Comments



Price: \$480,000 Method: Private Sale Date: 09/06/2022 Property Type: Apartment



2908/850 Whitehorse Rd BOX HILL 3128 (VG) Agent Comments



Price: \$470,000 Method: Sale Date: 10/02/2022 Property Type: Subdivided Flat - Single OYO Flat

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





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