

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

2908/850 Whitehorse Road, Box Hill Vic 3128

Indicative selling price

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

Single price

\$485,000

Median sale price

Median price

\$656,750

Property Type

Unit

Suburb

Box Hill

Period - From

01/07/2021

to

30/09/2021

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	202/761 Station St BOX HILL NORTH 3129	\$490,000	08/07/2021
2	1523/850 Whitehorse Rd BOX HILL 3128	\$470,000	20/10/2021
3	503/712-714 Station St BOX HILL 3128	\$465,000	16/12/2021

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:

06/01/2022 12:29



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$485,000

Median Unit Price

September quarter 2021: \$656,750

Comparable Properties

202/761 Station St BOX HILL NORTH 3129 (VG) Agent Comments

2 - -

Price: \$490,000

Method: Sale

Date: 08/07/2021

Property Type: Subdivided Flat - Single OYO Flat

1523/850 Whitehorse Rd BOX HILL 3128 (VG) Agent Comments

2 - -

Price: \$470,000

Method: Sale

Date: 20/10/2021

Property Type: Subdivided Flat - Single OYO Flat



503/712-714 Station St BOX HILL 3128 (REI) Agent Comments

2 1 1

Price: \$465,000

Method: Private Sale

Date: 16/12/2021

Property Type: Apartment

Account - The One Real Estate (AU) | P: 03 7007 5707