

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

701/8 WELLINGTON 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Apr 2021

to

31 Mar 2022

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

2908/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$470,000	02-Feb-22
901/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$490,000	06-Apr-22
503/712 STATION STREET BOX HILL VIC 3128	\$465,000	08-Dec-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.~~

This Statement of Information was prepared on: 21 April 2022


**2908/850 WHITEHORSE ROAD
BOX HILL VIC 3128**
 2  1  1

Sold Price

^{RS} **\$470,000**

Sold Date

02-Feb-22

Distance

0.17km

**901/850 WHITEHORSE ROAD BOX
HILL VIC 3128**
 2  2  1

Sold Price

^{RS} **\$490,000** ^{UN}

Sold Date

06-Apr-22

Distance

0.17km

**503/712 STATION STREET BOX
HILL VIC 3128**
 2  1  1

Sold Price

\$465,000

Sold Date

08-Dec-21

Distance

0.59km
RS = Recent sale

UN = Undisclosed Sale

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