

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1609/850 Whitehorse Road Box Hill, 3128
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Indicative selling price

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

Range between	\$410,000 & \$450,000
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Median sale price

Median price	\$546,000	Property Type	NOT PROVIDED	Suburb	BOX HILL
Period - From	17-May-2022	to	16-May-2023	Source	realestate.com.au

Comparable property sales

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	18/9-13 Ashted Road, Box Hill, Vic 3128	\$399,000	29-Mar-2023
2	604/2 Archibald Street, Box Hill, Vic 3128	\$448,000	26-Apr-2023
3	2008/850 Whitehorse Road, Box Hill, Vic 3128	\$480,000	14-Apr-2023

This statement of information was prepared on 19-May-2023 at 4:13:48 PM EST