

## 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

707/850 WHITEHORSE ROAD BOX HILL VIC 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$330,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Mar 2023

to

29 Feb 2024

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

G04/2 ARCHIBALD STREET BOX HILL VIC 3128	\$346,000	18-Dec-23
503/19 IRVING AVENUE BOX HILL VIC 3128	\$345,000	03-Nov-23
805/712 STATION STREET BOX HILL VIC 3128	\$353,000	05-Feb-24

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: 01 March 2024



**G04/2 ARCHIBALD STREET BOX HILL VIC 3128**

 1  1  1

Sold Price

**\$346,000**

Sold Date

**18-Dec-23**

Distance

**0.29km**



**503/19 IRVING AVENUE BOX HILL VIC 3128**

 1  1  -

Sold Price

**\$345,000**

Sold Date

**03-Nov-23**

Distance

**0.29km**



**805/712 STATION STREET BOX HILL VIC 3128**

 1  1  1

Sold Price

<sup>RS</sup> **\$353,000**

Sold Date

**05-Feb-24**

Distance

**0.52km**

RS = Recent sale

UN = Undisclosed Sale

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