

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

10/1072 Whitehorse 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

\$448,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Oct 2018

to

30 Sep 2019

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

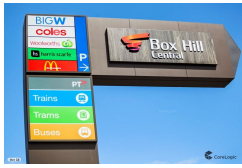
Date of sale

4/47-49 Rose Street Box Hill VIC 3128	\$430,700	13-Aug-18
7/34 Rose Street Box Hill VIC 3128	\$410,000	25-Aug-18
1/1146 Whitehorse Road Box Hill VIC 3128	\$480,999	09-Sep-19

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: 22 October 2019



4/47-49 Rose Street Box Hill VIC 3128

Sold Price

\$430,700

Sold Date

13-Aug-18

2

1

1

Distance

0.25km



7/34 Rose Street Box Hill VIC 3128

Sold Price

\$410,000

Sold Date

25-Aug-18

2

1

1

Distance

0.32km



1/1146 Whitehorse Road Box Hill VIC 3128

Sold Price

\$480,999

Sold Date

09-Sep-19

2

1

1

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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