

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

604/8 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

\$450,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,629

Property type

Unit

Suburb

Box Hill

Period-from

01 Jun 2020

to

31 May 2021

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

2223/850 Whitehorse Road Box Hill VIC 3128	\$488,000	05-May-21
103/10 Bruce Street Box Hill VIC 3128	\$450,000	07-May-21
104/2-4 Kent Road Box Hill VIC 3128	\$490,000	19-Dec-20

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: 10 June 2021



2223/850 Whitehorse Road Box Hill VIC 3128

2
 1
 1

Sold Price ^{RS} **\$488,000** Sold Date **05-May-21**

Distance **0.16km**



103/10 Bruce Street Box Hill VIC 3128

2
 1
 1

Sold Price ^{RS} **\$450,000** ^{UN} Sold Date **07-May-21**

Distance **0.42km**



104/2-4 Kent Road Box Hill VIC 3128

2
 1
 1

Sold Price **\$490,000** Sold Date **19-Dec-20**

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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