

## 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

3101/850 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

\$460,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,677,500

Property type

House

Suburb

Box Hill

Period-from

01 May 2021

to

30 Apr 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	10-Feb-22
503/712 STATION STREET BOX HILL VIC 3128	\$465,000	08-Dec-21
503/1 WATTS STREET BOX HILL VIC 3128	\$458,000	31-Jan-22

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: 12 May 2022



### 2908/850 WHITEHORSE ROAD BOX HILL VIC 3128

2 1 1

Sold Price **\$470,000** Sold Date **10-Feb-22**

Distance -



### 503/712 STATION STREET BOX HILL VIC 3128

2 1 1

Sold Price **\$465,000** Sold Date **08-Dec-21**

Distance **0.52km**



### 503/1 WATTS STREET BOX HILL VIC 3128

2 1 1

Sold Price **\$458,000** Sold Date **31-Jan-22**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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