

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 301/1136 Whitehorse Road, Box Hill Vic 3128

Indicative selling price

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

Single price \$520,000

Median sale price

Median price \$560,000

Property Type Unit

Suburb Box Hill

Period - From 13/06/2023

to 12/06/2024

Source REIV

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 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	309/5-7 Irving Av BOX HILL 3128	\$546,000	15/03/2024
2	302/19 Irving Av BOX HILL 3128	\$520,000	18/03/2024
3	102/3 Hay St BOX HILL SOUTH 3128	\$510,000	11/04/2024

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 six months.~~

This Statement of Information was prepared on:

13/06/2024 08:39



2
 2
 1 + Storage

Indicative Selling Price
\$520,000

Median Unit Price

13/06/2023 - 12/06/2024: \$560,000

Property Type: Apartment

Agent Comments

- Box Hill High School - Body crop approx. \$3800/Year - North Facing

Comparable Properties



309/5-7 Irving Av BOX HILL 3128 (REI)

Agent Comments

2
 1
 1

Price: \$546,000

Method: Private Sale

Date: 15/03/2024

Property Type: Unit



302/19 Irving Av BOX HILL 3128 (REI/VG)

Agent Comments

2
 2
 1

Price: \$520,000

Method: Private Sale

Date: 18/03/2024

Property Type: Apartment



102/3 Hay St BOX HILL SOUTH 3128 (REI)

Agent Comments

2
 2
 1

Price: \$510,000

Method: Sold Before Auction

Date: 11/04/2024

Property Type: Apartment

Account - The One Real Estate (AU) | P: 03 7007 5707