

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

2604/850 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

or range
between

\$580,000

&

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Mar 2022

to

28 Feb 2023

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

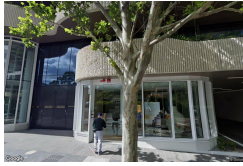
Date of sale

505/11 PROSPECT STREET BOX HILL VIC 3128	\$610,653	22-Dec-22
1514/828 WHITEHORSE ROAD BOX HILL VIC 3128	\$585,000	03-Nov-22
5/140 THAMES STREET BOX HILL NORTH VIC 3129	\$630,495	09-Nov-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: 15 March 2023

**505/11 PROSPECT STREET BOX
HILL VIC 3128**

2 2 1

Sold Price

\$610,653Sold Date **22-Dec-22**

Distance

0.1km**1514/828 WHITEHORSE ROAD BOX
HILL VIC 3128**

2 2 1

Sold Price

\$585,000Sold Date **03-Nov-22**

Distance

0.12km**5/140 THAMES STREET BOX HILL
NORTH VIC 3129**

2 2 1

Sold Price

\$630,495Sold Date **09-Nov-22**

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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