

# 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 21/1045 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)

Price Range

\$380,000

&

\$410,000

### Median sale price

Median price

\$320,000

Property Type

House

Suburb

Box Hill (3128)

Period - From

30/07/2021

to

29/07/2022

Source

Real Estate

### Comparable property sales

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 |
|---------------------------------------------|-----------|--------------|
| 103/3 THIELE COURT, BLACKBURN VIC 3130      | \$405,000 | 13/06/2022   |
| 1611/850 WHITEHORSE ROAD, BOX HILL VIC 3128 | \$430,000 | 12/05/2022   |
| 6/32 ASHTED ROAD, BOX HILL VIC 3128         | \$407,000 | 01/03/2022   |

This Statement of Information was prepared on: 29/07/2022