

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

401/820 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

\$628,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jan 2024

to

31 Dec 2024

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

2704/545 STATION STREET BOX HILL VIC 3128	\$640,500	02-Nov-24
2112/545 STATION STREET BOX HILL VIC 3128	\$657,000	09-Oct-24
2704/3 YOUNG STREET BOX HILL VIC 3128	\$710,000	04-Dec-24

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: 14 January 2025

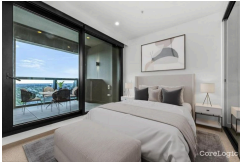
BOLD

Frank Pang

P 03 8566 6777

M 0433388898

E frank.pang@boldre.com.au



2704/545 STATION STREET BOX HILL VIC 3128

 2  2  1

Sold Price

\$640,500

Sold Date **02-Nov-24**

Distance

0.63km



2112/545 STATION STREET BOX HILL VIC 3128

 2  2  1

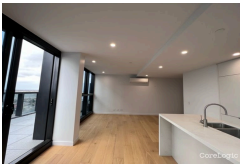
Sold Price

\$657,000

Sold Date **09-Oct-24**

Distance

0.63km



2704/3 YOUNG STREET BOX HILL VIC 3128

 2  2  1

Sold Price

\$710,000

Sold Date **04-Dec-24**

Distance

0.01km

RS = Recent sale

UN = Undisclosed Sale

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