

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

502/8 Wellington 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

\$530,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,500

Property type

Unit

Suburb

Box Hill

Period-from

01 Sep 2020

to

31 Aug 2021

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

2106/3 Young Street Box Hill VIC 3128	\$649,800	23-Jun-20
2503/850 Whitehorse Road Box Hill VIC 3128	\$590,000	21-Dec-20
704/850 Whitehorse Road Box Hill VIC 3128	\$605,000	19-Jun-21

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: 06 September 2021



2106/3 Young Street Box Hill VIC 3128

 2  2  1

Sold Price

\$649,800

Sold Date **23-Jun-20**

Distance **0.16km**



2503/850 Whitehorse Road Box Hill VIC 3128

 2  2  1

Sold Price

\$590,000

Sold Date **21-Dec-20**

Distance **0.16km**



704/850 Whitehorse Road Box Hill VIC 3128

 2  2  1

Sold Price

\$605,000

Sold Date **19-Jun-21**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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