

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

3304/850 Whitehorse Road, Box Hill Vic 3128

Indicative selling price

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

Single price

\$850,000

Median sale price

Median price

\$891,500

Property Type

Townhouse

Suburb

Box Hill

Period - From

06/04/2023

to

05/04/2024

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	408/11 Prospect St BOX HILL 3128	\$916,378	08/12/2023
2	2501/828 Whitehorse Rd BOX HILL 3128	\$900,000	20/11/2023
3	1503/545 Station St BOX HILL 3128	\$870,000	05/02/2024

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:

06/04/2024 16:46



3 2 2

Property Type: Apartment

Agent Comments

- 2 Car park + Storage cage - Council rate: Approx. \$1282 P.A - OC fees: Approx. \$4922 PA

Indicative Selling Price

\$850,000

Median Townhouse Price

06/04/2023 - 05/04/2024: \$891,500

Comparable Properties

408/11 Prospect St BOX HILL 3128 (VG)

Agent Comments

3 - -

Price: \$916,378

Method: Sale

Date: 08/12/2023

Property Type: Subdivided Flat - Single OYO Flat

2501/828 Whitehorse Rd BOX HILL 3128 (REI/VG)

Agent Comments

3 - -

Price: \$900,000

Method: Private Sale

Date: 20/11/2023

Property Type: Apartment

1503/545 Station St BOX HILL 3128 (VG)

Agent Comments

3 - -

Price: \$870,000

Method: Sale

Date: 05/02/2024

Property Type: Subdivided Flat - Single OYO Flat