

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

3/1045-1047 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

\$488,000

&

\$536,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Feb 2024

to

31 Jan 2025

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

2112/545 STATION STREET BOX HILL VIC 3128	\$657,000	09-Oct-24
18/37-39 ROSE STREET BOX HILL VIC 3128	\$500,000	04-Nov-24
205/999 WHITEHORSE ROAD BOX HILL VIC 3128	\$495,000	22-Aug-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: 10 February 2025

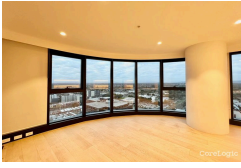
BOLD

Frank Pang

P 03 8566 6777

M 0433388898

E frank.pang@boldre.com.au



2112/545 STATION STREET BOX HILL VIC 3128

Sold Price

\$657,000

Sold Date **09-Oct-24**

2 2 1

Distance **0.51km**



18/37-39 ROSE STREET BOX HILL VIC 3128

Sold Price

\$500,000

Sold Date **04-Nov-24**

2 2 1

Distance **0.41km**



205/999 WHITEHORSE ROAD BOX HILL VIC 3128

Sold Price

\$495,000

Sold Date **22-Aug-24**

2 1 -

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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