



PhilipWebb

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## 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

201/1136 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)

Range between \$340,000 & \$370,000

#### Median sale price

Median price \$546,000 House Unit X Suburb Box Hill

Period - From 01/01/2019 to 31/03/2019 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	307/740 Station St BOX HILL 3128	\$361,000	22/01/2019
2	808/8 Wellington Rd BOX HILL 3128	\$350,000	06/12/2018
3	303/712-714 Station St BOX HILL 3128	\$345,000	18/01/2019

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.



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**Rooms:**

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$340,000 - \$370,000

**Median Unit Price**

March quarter 2019: \$546,000

## Comparable Properties

**307/740 Station St BOX HILL 3128 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$361,000

**Method:** Private Sale

**Date:** 22/01/2019

**Rooms:** -

**Property Type:** Apartment

**808/8 Wellington Rd BOX HILL 3128 (VG)**

Agent Comments

1 - -

**Price:** \$350,000

**Method:** Sale

**Date:** 06/12/2018

**Rooms:** -

**Property Type:** Strata Unit/Flat

**303/712-714 Station St BOX HILL 3128 (VG)**

Agent Comments

1 - -

**Price:** \$345,000

**Method:** Sale

**Date:** 18/01/2019

**Rooms:** -

**Property Type:** Strata Unit/Flat