

Nima Goharpey 9842 1477 ngoharpey@philipwebb.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	201/1136 Whitehorse Road, Box Hill Vic 3128
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Indicative selling price

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

Range between \$340,000 & \$370,00	00
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Median sale price

Median price	\$546,000	Hou	se	Unit	Х	Suburk	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.

Ad	dress 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.

Account - Philip Webb





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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)



Price: \$361,000 Method: Private Sale Date: 22/01/2019

Rooms: -

Property Type: Apartment

Agent Comments

808/8 Wellington Rd BOX HILL 3128 (VG)





Price: \$350,000 Method: Sale Date: 06/12/2018 Rooms: -

Property Type: Strata Unit/Flat

Agent Comments

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





Price: \$345.000 Method: Sale Date: 18/01/2019

Rooms: -

Property Type: Strata Unit/Flat

Agent Comments

Account - Philip Webb





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market

activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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