

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

804/3 YOUNG STREET 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

\$423,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Box Hill

Period-from

01 Dec 2023

to

30 Nov 2024

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

2004/3 YOUNG STREET BOX HILL VIC 3128	\$435,000	12-Aug-24
1709/828 WHITEHORSE ROAD BOX HILL VIC 3128	\$490,000	22-Feb-24
1309/828 WHITEHORSE ROAD BOX HILL VIC 3128	\$480,000	01-Nov-23

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: 02 December 2024



2004/3 YOUNG STREET BOX HILL VIC 3128 Sold Price **\$435,000** Sold Date **12-Aug-24**

 1  1  -

Distance **0km**



1709/828 WHITEHORSE ROAD BOX HILL VIC 3128 Sold Price **\$490,000** Sold Date **22-Feb-24**

 1  1  -

Distance **0.07km**



1309/828 WHITEHORSE ROAD BOX HILL VIC 3128 Sold Price **\$480,000** Sold Date **01-Nov-23**

 1  1  -

Distance **0.07km**

RS = Recent sale UN = Undisclosed Sale

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