

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

1613/828 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jan 2023

to

31 Dec 2023

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

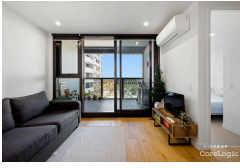
Date of sale

1806/3 YOUNG STREET BOX HILL VIC 3128	\$595,000	23-Oct-23
1202/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$580,000	23-Oct-23
1203/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$585,000	11-Sep-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: 29 January 2024


**1806/3 YOUNG STREET BOX HILL
VIC 3128**
 2
  2
  1

Sold Price

\$595,000

Sold Date

23-Oct-23

Distance

0.06km

**1202/850 WHITEHORSE ROAD
BOX HILL VIC 3128**
 2
  2
  1

Sold Price

\$580,000

Sold Date

23-Oct-23

Distance

0.12km

**1203/850 WHITEHORSE ROAD
BOX HILL VIC 3128**
 2
  2
  1

Sold Price

\$585,000

Sold Date

11-Sep-23

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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