Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/1084 Whitehorse Road, Box Hill Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$820,000		&		\$860,000					
Median sale price										
Median price	\$896,500	Property Type		Townhouse			Suburb	Box Hill		
Period - From	21/06/2021	to	20/06/2022		So	ource	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	1/41 Medway St BOX HILL NORTH 3129	\$853,000	18/12/2021
2	2/114 Shannon St BOX HILL NORTH 3129	\$852,500	26/02/2022
3	5/42 Zetland Rd MONT ALBERT 3127	\$840,000	10/04/2022

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.

This Statement of Information was prepared on:

21/06/2022 12:49









Property Type: Townhouse (Res) **Land Size:** 104 sqm approx Agent Comments Harry Fares 9842 1477 0458 766 958 hfares@philipwebb.com.au

Indicative Selling Price \$820,000 - \$860,000 Median Townhouse Price 21/06/2021 - 20/06/2022: \$896,500

Comparable Properties

	1/41 Medway St BOX HILL NORTH 3129 (REI/VG)Image: 1 markImage: 1Image: 1 <th>Agent Comments</th>	Agent Comments
VICPROP	2/114 Shannon St BOX HILL NORTH 3129 (REI/VG) Price: \$852,500 Method: Auction Sale Date: 26/02/2022 Property Type: Unit	Agent Comments
	5/42 Zetland Rd MONT ALBERT 3127 (REI) 3 2 2 2 Price: \$840,000 Method: Private Sale Date: 10/04/2022 Property Type: Unit	Agent Comments

Account - Philip Webb



Property data

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