

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 5/1084 Whitehorse Road, Box Hill Vic 3128

Indicative selling price

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

Range between \$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 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	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

Comparable Properties



1/41 Medway St BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$853,000

Method: Private Sale

Date: 18/12/2021

Property Type: Unit

Land Size: 174 sqm approx



2/114 Shannon St BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$852,500

Method: Auction Sale

Date: 26/02/2022

Property Type: Unit



5/42 Zetland Rd MONT ALBERT 3127 (REI)

Agent Comments



Price: \$840,000

Method: Private Sale

Date: 10/04/2022

Property Type: Unit