

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

1003/850 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

\$575,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Oct 2022

to

30 Sep 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

1203/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$585,000	15-Sep-23
3/98-100 CARRINGTON ROAD BOX HILL VIC 3128	\$570,000	25-Jul-23
108/692 WHITEHORSE ROAD MONT ALBERT VIC 3127	\$590,000	30-Aug-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: 30 October 2023



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

 2  2  1

Sold Price

^{RS}

\$585,000

Sold Date

15-Sep-23

Distance

0km



**3/98-100 CARRINGTON ROAD BOX
HILL VIC 3128**

 2  2  1

Sold Price

\$570,000

Sold Date

25-Jul-23

Distance

0.24km



**108/692 WHITEHORSE ROAD
MONT ALBERT VIC 3127**

 2  2  1

Sold Price

\$590,000

Sold Date

30-Aug-23

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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