### 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

2316/850 Whitehorse Road, Box Hill Vic 3128

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting			
Range betweer	\$575,000		&		\$620,000				
Median sale p	rice								
Median price	\$547,000	Pro	operty Type	Unit			Suburb	Box Hill	
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1706/545 Station St BOX HILL 3128	\$610,000	12/08/2024
2	1006/999 Whitehorse Rd BOX HILL 3128	\$580,000	27/05/2024
3	102/692 Whitehorse Rd BOX HILL 3128	\$590,000	05/03/2024

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:

04/09/2024 11:44



# **McGrath**

Chris Manolopoulos 9889 8800 0439 478 825 chrismanolopoulos@mcrath.com.au



Property Type: Strata Unit/Flat Agent Comments

**Indicative Selling Price** \$575,000 - \$620,000 **Median Unit Price** June quarter 2024: \$547,000

## **Comparable Properties**







Price: \$580,000 Method: Private Sale Date: 27/05/2024 Property Type: Unit Land Size: 88 sqm approx

2

102/692 Whitehorse Rd BOX HILL 3128 (REI) Agent Comments **6** 1



Price: \$590,000 Method: Private Sale Date: 05/03/2024 Property Type: House

2

#### Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



propertydata

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