

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 consumer.vic.gov.au/underquoting

Range between \$575,000 & \$620,000

Median sale price

Median price \$547,000 Property Type Unit Suburb Box Hill

Period - From 01/04/2024 to 30/06/2024 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	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



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1706/545 Station St BOX HILL 3128 (REI)

Agent Comments

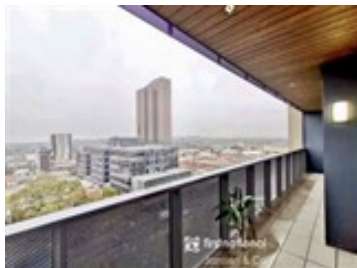


Price: \$610,000

Method: Private Sale

Date: 12/08/2024

Property Type: Apartment



1006/999 Whitehorse Rd BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 27/05/2024

Property Type: Unit

Land Size: 88 sqm approx



102/692 Whitehorse Rd BOX HILL 3128 (REI)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 05/03/2024

Property Type: House