

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

1705/3 YOUNG STREET 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

\$540,000

&

\$594,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Box Hill

Period-from

01 Nov 2023

to

31 Oct 2024

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

2702/828 WHITEHORSE ROAD BOX HILL VIC 3128	\$550,000	01-Jul-24
1516/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$588,000	03-Sep-24
1104/999 WHITEHORSE ROAD BOX HILL VIC 3128	\$590,000	03-Oct-24

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: 12 November 2024



**2702/828 WHITEHORSE ROAD
BOX HILL VIC 3128**

2 2 1

Sold Price

\$550,000

Sold Date

01-Jul-24

Distance

0.07km



**1516/850 WHITEHORSE ROAD BOX
HILL VIC 3128**

2 2 1

Sold Price

^{RS} **\$588,000**

Sold Date

03-Sep-24

Distance

0.18km



**1104/999 WHITEHORSE ROAD BOX
HILL VIC 3128**

2 2 1

Sold Price

^{RS} **\$590,000**

Sold Date

03-Oct-24

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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