

Statement of Information

**Single residential property located in the Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

**Property Offer For Sale**



**Address:** 10/1072 whitehorse road, box hill vic 3128

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$390,000 & \$420,000

**Median sale price**

Median price \$480,000 House unit X Suburb Box Hill

Period - From Oct 2017 to Jan 2018 Source Realestate.com.au

**Comparable property sales**

**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 12/33 Albion Road, Box Hill       | \$ 450,000 | 29 Jan 2018  |
| 2 19/1072 Whitehorse Road, Box Hill | \$ 416,000 | 07 Dec 2017  |
| 3 5/1-3 Bishop Street, Box Hill     | \$ 415,000 | 24 Oct 2017  |