

# 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

203/1136 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)

Range between \$340,000 & \$370,000

### Median sale price

Median price \$519,500 Property Type Unit Suburb Box Hill

Period - From 01/10/2022 to 31/12/2022 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 | 313/712 Station St BOX HILL 3128    | \$370,000 | 28/10/2022   |
| 2 | 21/1045 Whitehorse Rd BOX HILL 3128 | \$370,000 | 15/09/2022   |
| 3 | 204/6 Queen St BLACKBURN 3130       | \$360,000 | 24/02/2023   |

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:

15/03/2023 16:16



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**Rooms:** 2  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$340,000 - \$370,000  
**Median Unit Price**  
 December quarter 2022: \$519,500

## Comparable Properties

313/712 Station St BOX HILL 3128 (VG)

Agent Comments

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**Price:** \$370,000  
**Method:** Sale  
**Date:** 28/10/2022  
**Property Type:** Subdivided Flat - Single OYO Flat



21/1045 Whitehorse Rd BOX HILL 3128 (REI/VG)

Agent Comments

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**Price:** \$370,000  
**Method:** Private Sale  
**Date:** 15/09/2022  
**Property Type:** Apartment



204/6 Queen St BLACKBURN 3130 (REI)

Agent Comments

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**Price:** \$360,000  
**Method:** Private Sale  
**Date:** 24/02/2023  
**Property Type:** Apartment

Account - The One Real Estate (AU) | P: 03 7007 5707