

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

7/1093 WHITEHORSE ROAD 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Feb 2024

to

31 Jan 2025

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

508/9 PROSPECT STREET BOX HILL VIC 3128	1018150	13-Nov-24
1/77 ALBION ROAD BOX HILL VIC 3128	1005000	03-Dec-24
1/20-22 ALBION ROAD BOX HILL VIC 3128		19-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: 20 February 2025



508/9 PROSPECT STREET BOX HILL VIC 3128

 3  2  2

Sold Price

^{RS} **1018150**

Sold Date **13-Nov-24**

Distance **1.22km**



1/77 ALBION ROAD BOX HILL VIC 3128

 3  2  1

Sold Price

1005000

Sold Date **03-Dec-24**

Distance **0.71km**



1/20-22 ALBION ROAD BOX HILL VIC 3128

 3  1  1

Sold Price

Sold Date **19-Oct-24**

Distance **0.96km**



1/27 BASS STREET BOX HILL VIC 3128

 3  1  1

Sold Price

1010000

Sold Date **26-Oct-24**

Distance **1.36km**

RS = Recent sale UN = Undisclosed Sale

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