

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 2203/826 Whitehorse Road, Box Hill 3128 (2 Bed 2 Bath 1 Car)

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$713,500 or range between \$ & \$

Median sale price

Median price \$693,330 Apartment *Apartment* Suburb Box Hill
Period - From 1 Oct 2023 to 5 Apr 2024 Source RP Data

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
1003/17 Arnold Street, Box Hill 3128	\$780,000	22 Feb 2024
209/109-111 Carrington Road, Box Hill 3128	\$650,000	3 Apr 2024
604/36 Prospect Street, Box Hill	\$650,000	3 Apr 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: 10 April 2024