

## 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

808/3 YOUNG STREET BOX HILL VIC 3128

### Indicative selling price

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

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Mar 2023

to

29 Feb 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

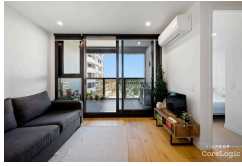
1806/3 YOUNG STREET BOX HILL VIC 3128	\$595,000	23-Oct-23
1202/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$580,000	23-Oct-23
1603/3 YOUNG STREET BOX HILL VIC 3128	\$605,000	29-Oct-23

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: 16 March 2024

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**1806/3 YOUNG STREET BOX HILL  
 VIC 3128**

Sold Price

**\$595,000**

Sold Date

**23-Oct-23**

 2  2  1

Distance

**0km**



**1202/850 WHITEHORSE ROAD  
 BOX HILL VIC 3128**

Sold Price

**\$580,000**

Sold Date

**23-Oct-23**

 2  2  1

Distance

**0.18km**



**1603/3 YOUNG STREET BOX HILL  
 VIC 3128**

Sold Price

**\$605,000**

Sold Date

**29-Oct-23**

 2  2  1

Distance

**0.01km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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