

# 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

4/1072 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

\$419,888

### Median sale price

Median price

\$660,500

Property Type

Unit

Suburb

Box Hill

Period - From

01/10/2019

to

31/12/2019

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 | 10/1074 Whitehorse Rd BOX HILL 3128 | \$448,000 | 19/10/2019   |
| 2 |                                     |           |              |
| 3 |                                     |           |              |

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:

09/04/2020 11:01



 2    1    1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$419,888

**Median Unit Price**

December quarter 2019: \$660,500

## Comparable Properties

**10/1074 Whitehorse Rd BOX HILL 3128 (VG)**

**Agent Comments**

 2    -    -

**Price:** \$448,000

**Method:** Sale

**Date:** 19/10/2019

**Property Type:** Strata Unit/Flat

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.