

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

2702/828 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

\$680,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Nov 2022

to

31 Oct 2023

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

707/15 IRVING AVENUE BOX HILL VIC 3128	\$670,000	27-May-23
1706/11 PROSPECT STREET BOX HILL VIC 3128	\$655,775	27-Jul-23
2002/828 WHITEHORSE ROAD BOX HILL VIC 3128	\$685,000	01-Jun-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: 11 November 2023



**707/15 IRVING AVENUE BOX HILL
VIC 3128**

Sold Price

\$670,000

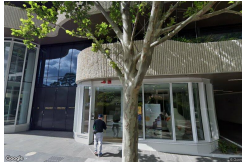
Sold Date

27-May-23

2 2 1

Distance

0.39km



**1706/11 PROSPECT STREET BOX
HILL VIC 3128**

Sold Price

\$655,775

Sold Date

27-Jul-23

2 2 1

Distance

0.18km



**2002/828 WHITEHORSE ROAD
BOX HILL VIC 3128**

Sold Price

\$685,000

Sold Date

01-Jun-23

2 2 1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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