

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

1202/850 Whitehorse Rd, Box Hill Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$520,000 & \$570,000

Median sale price

Median price \$601,625 Property Type Unit Suburb Box Hill

Period - From 01/10/2019 to 30/09/2020 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	110/2 Elland Av BOX HILL 3128	\$560,000	23/11/2020
2	1618/850 Whitehorse Rd BOX HILL 3128	\$550,000	24/08/2020
3	607/1 Watts St BOX HILL 3128	\$547,000	09/12/2020

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:

24/12/2020 12:07



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$520,000 - \$570,000
Median Unit Price
Year ending September 2020: \$601,625

Comparable Properties



110/2 Elland Av BOX HILL 3128 (REI)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 23/11/2020
Property Type: Apartment



1618/850 Whitehorse Rd BOX HILL 3128 (VG)

Agent Comments



Price: \$550,000
Method: Sale
Date: 24/08/2020
Property Type: Subdivided Flat - Single OYO Flat



607/1 Watts St BOX HILL 3128 (REI)

Agent Comments



Price: \$547,000
Method: Private Sale
Date: 09/12/2020
Property Type: Apartment