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

304/1136 Whitehorse Road, Box Hill Vic 3128

Indicative selling price

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

Range between $480,000 & $528,000

Median sale price

| Median price | $640,000 | Property Type | Unit | Suburb | Box Hill |

| Period - From | 01/01/2021 | to | 31/12/2021 | 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	406/761 Station St BOX HILL NORTH 3129	$505,000	29/12/2021
2	308/21 Queen St BLACKBURN 3130	$495,000	28/09/2021
3	806/2-4 Archibald St BOX HILL 3128	$495,000	11/11/2021

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: 08/02/2022 11:29

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Property Type: Apartment

Agent Comments

Indicative Selling Price
$480,000 - $528,000
Median Unit Price
Year ending December 2021: $640,000

Comparable Properties

406/761 Station St BOX HILL NORTH 3129 (REI)

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Price: $505,000
Method: Private Sale
Date: 29/12/2021
Property Type: Apartment

Agent Comments

308/21 Queen St BLACKBURN 3130 (REI/VG)

🛏 2   🛁 2   🚗 1

Price: $495,000
Method: Private Sale
Date: 28/09/2021
Property Type: Apartment

Agent Comments

806/2-4 Archibald St BOX HILL 3128 (REI)

🛏 2   🛁 2   🚗 1

Price: $495,000
Method: Private Sale
Date: 11/11/2021
Property Type: Apartment

Agent Comments

Account - Philip Webb