

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 607A/826 Whitehorse Road, Box Hill 3128 (1 Bed 1 Bath 0 Car)

Indicative selling price

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

Single price \$465,000 or range between \$ & \$

Median sale price

Median price \$485,160 Apartment *Apartment* Suburb Box Hill
Period - From 1 Oct 2023 to 5 Apr 2024 Source RP Data

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
6/1 John Street, Box Hill 3128	\$429,000	14 Feb 2024
57/16 Poplar Street, Box Hill 3028	\$500,000	5 Dec 2023
1610/9 Prospect Street, Box Hill 3128	\$526,476	19 Feb 2024

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: 10 April 2024