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

2314/850 Whitehorse Road, Box Hill Vic 3128

Indicative selling price

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

Single price | $630,000

Median sale price

| Median price | $555,000 | Property Type | Unit | Suburb | Box Hill |
| Period - From | 01/10/2023 | to | 31/12/2023 | 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.
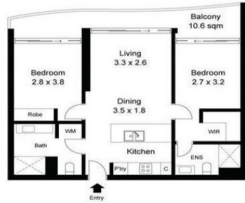
Address of comparable property	Price	Date of sale
1 2212/828 Whitehorse Rd BOX HILL 3128	$650,000	24/10/2023
2 2104/11 Prospect St BOX HILL 3128	$643,650	05/10/2023
3 1906/545 Station St BOX HILL 3128	$635,000	06/03/2024

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: | 03/04/2024 17:56

CONSUMER AFFAIRS VICTORIA

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Property Type: Apartment

Agent Comments

Indicative Selling Price
$630,000
Median Unit Price
December quarter 2023: $555,000

Comparable Properties

2212/828 Whitehorse Rd BOX HILL 3128 (VG)

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Price: $650,000
Method: Sale
Date: 24/10/2023
Property Type: Subdivided Flat - Single OYO Flat

Agent Comments

2104/11 Prospect St BOX HILL 3128 (VG)

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Price: $643,650
Method: Sale
Date: 05/10/2023
Property Type: Subdivided Flat - Single OYO Flat

Agent Comments

1906/545 Station St BOX HILL 3128 (REI)

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Price: $635,000
Method: Private Sale
Date: 06/03/2024
Property Type: Apartment

Agent Comments

Account - The One Real Estate (AU) | P: 03 7007 5707