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

3105/850 Whitehorse Road, Box Hill Vic 3128

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	\$470,000		&		\$490,000			
Median sale p	rice							
Median price	\$500,500	Pro	operty Type	Unit			Suburb	Box Hill
Period - From	01/07/2023	to	30/06/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	203/95 Thames St BOX HILL 3128	\$480,000	08/04/2024
2	1510/850 Whitehorse Rd BOX HILL 3128	\$475,000	08/07/2024
3	1510/850 Whitehorse Rd BOX HILL 3128	\$475,000	08/07/2024

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:

22/07/2024 11:52









Property Type: Apartment Agent Comments Indicative Selling Price \$470,000 - \$490,000 Median Unit Price Year ending June 2024: \$500,500

Comparable Properties



203/95 Thames St BOX HILL 3128 (REI/VG)



Price: \$480,000 Method: Private Sale Date: 08/04/2024 Property Type: Apartment



1510/850 Whitehorse Rd BOX HILL 3128 (REI) Agent Comments

Agent Comments



Price: \$475,000 Method: Private Sale Date: 08/07/2024 Property Type: Apartment



1510/850 Whitehorse Rd BOX HILL 3128 (REI) Agent Comments



Price: \$475,000 Method: Private Sale Date: 08/07/2024 Property Type: Apartment

Account - Gem Realty



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