Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	29/1045 Whitehorse Road, Box Hill Vic 3128
Including suburb and	
postcode	

Indicative selling price

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

Range between \$440,000 & \$460,000	Range between	\$440,000	&	\$460,000
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Median sale price

Median price	\$600,000	Pro	perty Type	Unit		Suburb	Box Hill
Period - From	01/04/2020	to	31/03/2021		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

Add	dress of comparable property	Price	Date of sale
1	5/1130 Whitehorse Rd BOX HILL 3128	\$412,500	15/05/2021
2	11/1072 Whitehorse Rd BOX HILL 3128	\$465,000	14/05/2021
3	18/1072 Whitehorse Rd BOX HILL 3128	\$450,000	31/12/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/06/2021 19:40



McGrath

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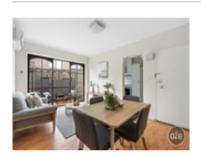
Indicative Selling Price \$440,000 - \$460,000 **Median Unit Price** Year ending March 2021: \$600,000





Property Type: Apartment **Agent Comments**

Comparable Properties



5/1130 Whitehorse Rd BOX HILL 3128 (REI)

Price: \$412,500 Method: Auction Sale Date: 15/05/2021

Property Type: Apartment

Agent Comments



11/1072 Whitehorse Rd BOX HILL 3128 (REI)





Price: \$465,000 Method: Private Sale Date: 14/05/2021

Property Type: Apartment

Agent Comments

Agent Comments



18/1072 Whitehorse Rd BOX HILL 3128 (REI)

Price: \$450.000 Method: Private Sale Date: 31/12/2020

Property Type: Apartment

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



