

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 1611/850 Whitehorse Road, Box Hill, VIC 3128

Indicative selling price

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

Price Range \$380,000 & \$398,000

Median sale price

Median price \$533,735 Property Type House Suburb Box Hill (3128)

Period - From 26/04/2021 to 25/04/2022 Source REIV

Comparable property sales

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
12/51 BANK STREET, BOX HILL VIC 3128	\$440,000	30/11/2021
7/32 ASHTED ROAD, BOX HILL VIC 3128	\$409,000	09/11/2021
6/32 ASHTED ROAD, BOX HILL VIC 3128	\$407,000	02/03/2022

This Statement of Information was prepared on: 26/04/2022