

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

901/999 Whitehorse Road, Box Hill Vic 3128

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$479,500 Property Type Unit Suburb Box Hill

Period - From 01/04/2023 to 30/06/2023 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	509/828 Whitehorse Rd BOX HILL 3128	\$475,000	18/07/2023
2	1519/850 Whitehorse Rd BOX HILL 3128	\$460,000	06/07/2023
3	1524/850 Whitehorse Rd BOX HILL 3128	\$450,000	12/06/2023

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:

14/09/2023 10:04



2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

June quarter 2023: \$479,500

An inviting mix of style, security, and sunlit space, this impeccable 2 bedroom, 2 bathroom apartment offers luxury living in an unmatched location. Venture downstairs and stroll to Box Hill Central, city-bound transport, leading schools, and popular local eateries. .

Comparable Properties



509/828 Whitehorse Rd BOX HILL 3128 (REI)

Agent Comments

2
 1
 1

Price: \$475,000

Method: Private Sale

Date: 18/07/2023

Property Type: Apartment



1519/850 Whitehorse Rd BOX HILL 3128 (REI/VG)

Agent Comments

2
 1
 1

Price: \$460,000

Method: Private Sale

Date: 06/07/2023

Property Type: Apartment

1524/850 Whitehorse Rd BOX HILL 3128 (VG)

Agent Comments

2
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Price: \$450,000

Method: Sale

Date: 12/06/2023

Property Type: Subdivided Flat - Single OYO Flat

Account - VICPROP