

## 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

403/999 WHITEHORSE ROAD BOX HILL VIC 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$880,000

&

\$960,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

### 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 6 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

908/545 STATION STREET BOX HILL VIC 3128	\$880,000	13-Sep-23
2501/828 WHITEHORSE ROAD BOX HILL VIC 3128	\$900,000	22-Nov-23

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 6 months.

This Statement of Information was prepared on: 04 June 2024



**908/545 STATION STREET BOX HILL VIC 3128**

3 2 2

Sold Price **\$880,000** Sold Date **13-Sep-23**

Distance **0.33km**



**2501/828 WHITEHORSE ROAD BOX HILL VIC 3128**

3 2 2

Sold Price **\$900,000** Sold Date **22-Nov-23**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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