

## 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

1306/850 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

\$570,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Oct 2018

to

30 Sep 2019

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

1301/850 Whitehorse Road Box Hill VIC 3128	\$603,888	08-Jun-19
302/109-111 Carrington Road Box Hill VIC 3128	\$618,000	25-May-19
509/19-21 Poplar Street Box Hill VIC 3128	\$605,000	15-Mar-19

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: 07 October 2019



**1301/850 Whitehorse Road Box Hill VIC 3128** Sold Price **\$603,888** Sold Date **08-Jun-19**

2 2 1

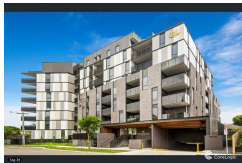
Distance -



**302/109-111 Carrington Road Box Hill VIC 3128** Sold Price **\$618,000** Sold Date **25-May-19**

2 2 1

Distance **0.35km**



**509/19-21 Poplar Street Box Hill VIC 3128** Sold Price **\$605,000** Sold Date **15-Mar-19**

2 2 1

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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