

## 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

2504/850 WHITEHORSE ROAD BOX HILL VIC 3128

### Indicative selling price

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

Single Price

or range  
between

\$585,000

&

\$615,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,500

Property type

Unit

Suburb

Box Hill

Period-from

01 Aug 2022

to

31 Jul 2023

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 1204/850 WHITEHORSE ROAD BOX HILL VIC 3128 | \$585,000 | 13-Mar-23 |
| 2117/850 WHITEHORSE ROAD BOX HILL VIC 3128 | \$599,000 | 15-Mar-23 |
| 504/5-7 IRVING AVENUE BOX HILL VIC 3128    | \$606,666 | 10-Apr-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: 25 August 2023



### 1204/850 WHITEHORSE ROAD BOX HILL VIC 3128

2 2 1

Sold Price

**\$585,000**

Sold Date

**13-Mar-23**

Distance

**0km**



### 2117/850 WHITEHORSE ROAD BOX HILL VIC 3128

2 2 1

Sold Price

**\$599,000**

Sold Date

**15-Mar-23**

Distance

**0km**



### 504/5-7 IRVING AVENUE BOX HILL VIC 3128

2 2 1

Sold Price

**\$606,666**

Sold Date

**10-Apr-23**

Distance

**0.41km**

RS = Recent sale

UN = Undisclosed Sale

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