

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

509/828 WHITEHORSE ROAD BOX HILL VIC 3128

Indicative selling price

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

Single Price

or range
between

\$450,000

&

\$486,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Box Hill

Period-from

01 May 2022

to

30 Apr 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

2008/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$480,000	14-Apr-23
LEVEL 2-3/9 PROSPECT STREET BOX HILL VIC 3128	\$470,000	25-Mar-23
908/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$458,000	27-Nov-22

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: 24 May 2023



2008/850 WHITEHORSE ROAD BOX HILL VIC 3128

2 1 1

Sold Price

^{RS} **\$480,000**

Sold Date

14-Apr-23

Distance

0.12km



LEVEL 2-3/9 PROSPECT STREET BOX HILL VIC 3128

2 2 1

Sold Price

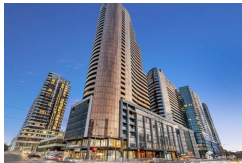
^{RS} **\$470,000**

Sold Date

25-Mar-23

Distance

0.18km



908/850 WHITEHORSE ROAD BOX HILL VIC 3128

2 1 1

Sold Price

\$458,000

Sold Date

27-Nov-22

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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