

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

707/850 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Mar 2023

to

29 Feb 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

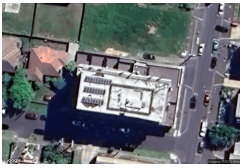
Date of sale

G04/2 ARCHIBALD STREET BOX HILL VIC 3128	\$346,000	18-Dec-23
503/19 IRVING AVENUE BOX HILL VIC 3128	\$345,000	03-Nov-23
805/712 STATION STREET BOX HILL VIC 3128	\$353,000	05-Feb-24

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: 01 March 2024



G04/2 ARCHIBALD STREET BOX HILL VIC 3128

1 1 1

Sold Price

\$346,000

Sold Date

18-Dec-23

Distance

0.29km



503/19 IRVING AVENUE BOX HILL VIC 3128

1 1 -

Sold Price

\$345,000

Sold Date

03-Nov-23

Distance

0.29km



805/712 STATION STREET BOX HILL VIC 3128

1 1 1

Sold Price

^{RS} **\$353,000**

Sold Date

05-Feb-24

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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