

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

804/3 YOUNG STREET 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

\$423,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Box Hill

Period-from

01 Dec 2023

to

30 Nov 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

2004/3 YOUNG STREET BOX HILL VIC 3128	\$435,000	12-Aug-24
1709/828 WHITEHORSE ROAD BOX HILL VIC 3128	\$490,000	22-Feb-24
1309/828 WHITEHORSE ROAD BOX HILL VIC 3128	\$480,000	01-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: 02 December 2024



**2004/3 YOUNG STREET BOX HILL
VIC 3128**

1 1 -

Sold Price

\$435,000

Sold Date

12-Aug-24

Distance

0km



**1709/828 WHITEHORSE ROAD
BOX HILL VIC 3128**

1 1 -

Sold Price

\$490,000

Sold Date

22-Feb-24

Distance

0.07km



**1309/828 WHITEHORSE ROAD
BOX HILL VIC 3128**

1 1 -

Sold Price

\$480,000

Sold Date

01-Nov-23

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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