

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

912/3 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

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Mar 2022

to

28 Feb 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

1514/828 WHITEHORSE ROAD BOX HILL VIC 3128	\$585,000	03-Nov-22
204/17 ARNOLD STREET BOX HILL VIC 3128	\$550,000	30-Sep-22
2709/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$558,000	21-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: 23 March 2023



1514/828 WHITEHORSE ROAD BOX HILL VIC 3128

Sold Price

\$585,000 Sold Date **03-Nov-22**

2 2 1

Distance **0.07km**



204/17 ARNOLD STREET BOX HILL VIC 3128

Sold Price

\$550,000 Sold Date **30-Sep-22**

2 2 1

Distance **0.33km**



2709/850 WHITEHORSE ROAD BOX HILL VIC 3128

Sold Price

\$558,000 Sold Date **21-Nov-22**

1 2 1

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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