

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

2301/850 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

\$575,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Sep 2023

to

31 Aug 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

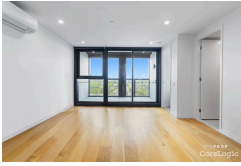
Date of sale

1511/3 YOUNG STREET BOX HILL VIC 3128	\$620,000	27-Jun-24
1516/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$588,000	03-Sep-24
1706/545 STATION STREET BOX HILL VIC 3128	\$610,000	12-Aug-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: 06 September 2024



1511/3 YOUNG STREET BOX HILL VIC 3128

Sold Price

^{RS} **\$620,000**

Sold Date **27-Jun-24**

 2  2  1

Distance **0.18km**



1516/850 WHITEHORSE ROAD BOX HILL VIC 3128

Sold Price

^{RS} **\$588,000**

Sold Date **03-Sep-24**

 2  2  1

Distance **0km**



1706/545 STATION STREET BOX HILL VIC 3128

Sold Price

^{RS} **\$610,000**

Sold Date **12-Aug-24**

 2  2  1

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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