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

1045 Whitehorse Road, Box Hill Vic 3128

Indicative selling price

	/ 1 1'
For the meaning of this price see consumer.vic.go	N/ au/underauntina
	Jv.au/unaciquoting

Single price \$419,800

Median sale price

Median price	\$500,500	Pro	operty Type Unit	t		Suburb	Box Hill
Period - From	01/07/2023	to	30/06/2024	So	urce	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	607A/828 Whitehorse Rd BOX HILL 3128	\$441,750	01/03/2024
2	910/850 Whitehorse Rd BOX HILL 3128	\$440,000	28/02/2024
3	6/1146 Whitehorse Rd BOX HILL 3128	\$450,000	20/02/2024

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 six months.

This Statement of Information was prepared on:

20/08/2024 20:38









Property Type: Apartment **Land Size:** 62 sqm approx Agent Comments Indicative Selling Price \$419,800 Median Unit Price Year ending June 2024: \$500,500

Comparable Properties

607A/828	Whiteho	rse Rd BOX HILL 3128 (V	G) Agent Comments



Price: \$441,750 Method: Sale Date: 01/03/2024 Property Type: Subdivided Flat - Single OYO Flat

910/850 Whitehorse Rd BOX HILL 3128 (VG)

Agent Comments



Price: \$440,000 Method: Sale Date: 28/02/2024 Property Type: Subdivided Flat - Single OYO Flat



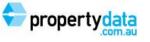
6/1146 Whitehorse Rd BOX HILL 3128 (REI/VG) Agent Comments



Price: \$450,000 Method: Private Sale Date: 20/02/2024 Property Type: Apartment

Account - Inline Real Estate | P: 03 85974262





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