

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

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$419,800

Median sale price

Median price \$500,500

Property Type Unit

Suburb Box Hill

Period - From 01/07/2023

to 30/06/2024

Source 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.

	Address 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



 1  1  1

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 Whitehorse Rd BOX HILL 3128 (VG) Agent Comments

 1  -  -

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

 1  -  -

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

 2  1  1

Price: \$450,000

Method: Private Sale

Date: 20/02/2024

Property Type: Apartment