

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

5/1130 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

\$400,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Apr 2020

to

31 Mar 2021

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

1/25-27 Ashted Road Box Hill VIC 3128	\$410,000	30-Oct-20
12/9-13 Ashted Road Box Hill VIC 3128	\$450,000	05-Dec-20
18/1072 Whitehorse Road Box Hill VIC 3128	\$450,000	02-Jan-21

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: 26 April 2021



1/25-27 Ashted Road Box Hill VIC 3128

Sold Price

\$410,000

Sold Date **30-Oct-20**

 2  1  1

Distance **0.86km**



12/9-13 Ashted Road Box Hill VIC 3128

Sold Price

\$450,000

Sold Date **05-Dec-20**

 2  1  1

Distance **0.92km**



18/1072 Whitehorse Road Box Hill VIC 3128

Sold Price

Sold Date **02-Jan-21**

 2  1  1

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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