

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

2/1104 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jul 2020

to

30 Jun 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

5/35 Victoria Street Box Hill VIC 3128	\$691,000	15-May-21
6/32 Simpsons Road Box Hill VIC 3128	\$700,000	01-Mar-21
2/2 Sweetland Road Box Hill VIC 3128	\$739,000	24-Nov-20

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: 07 July 2021



5/35 Victoria Street Box Hill VIC 3128

 2  1  2

Sold Price

\$691,000

Sold Date

15-May-21

Distance

0.41km



6/32 Simpsons Road Box Hill VIC 3128

 2  1  1

Sold Price

\$700,000

Sold Date

01-Mar-21

Distance

0.43km



2/2 Sweetland Road Box Hill VIC 3128

 2  1  2

Sold Price

\$739,000

Sold Date

24-Nov-20

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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