

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

1625/850 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

\$365,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Dec 2022

to

30 Nov 2023

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

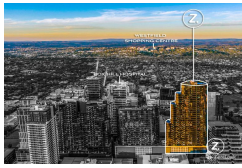
Date of sale

2508/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$358,000	29-Nov-23
503/19 IRVING AVENUE BOX HILL VIC 3128	\$345,000	11-Nov-23
210/712 STATION STREET BOX HILL VIC 3128	\$362,000	30-Oct-23

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: 05 December 2023



**2508/850 WHITEHORSE ROAD
BOX HILL VIC 3128**

 1  1  -

Sold Price ^{RS} **\$358,000** ^{UN} Sold Date **29-Nov-23**

Distance **0.02km**



**503/19 IRVING AVENUE BOX HILL
VIC 3128**

 1  1  -

Sold Price ^{RS} **\$345,000** Sold Date **11-Nov-23**

Distance **0.29km**



**210/712 STATION STREET BOX
HILL VIC 3128**

 1  1  1

Sold Price ^{RS} **\$362,000** Sold Date **30-Oct-23**

Distance **0.51km**

Body corp fees approx:\$2550/Year
Council fees approx: \$670/Year
Rent: \$480/week

RS = Recent sale

UN = Undisclosed Sale

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