

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

1/1104 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Box Hill

Period-from

02 Jan 2024

to

02 Jul 2024

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

1/3-5 CATHERINE STREET BOX HILL VIC 3128	\$782,000	25-May-24
3/19 LABURNUM STREET BLACKBURN VIC 3130	\$845,000	17-Feb-24

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: 02 July 2024

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**1/3-5 CATHERINE STREET BOX
HILL VIC 3128**

3 1 1

Sold Price

^{RS} **\$782,000**

Sold Date **25-May-24**

Distance **1.01km**

Notes from your agent

Within same suburb and only 1.01km away.
Single level unit and older condition.
Share driveway with other units
Only 1 bathroom

Our property is double storey and interior condition is much better.
located on the main service road
Own driveway and 1x lock up garage
Additional bathroom appeal to more buyers



**3/19 LABURNUM STREET
BLACKBURN VIC 3130**

3 1 1

Sold Price

\$845,000

Sold Date **17-Feb-24**

Distance **0.85km**

Notes from your agent

Different suburb but not very far away from ours.
Bigger landsize and internal has been updated with good condition
Timber floorboard throughout the property
Single level unit and only one bathroom
Close to Laburnum Village

Our property within Box Hill high school zone
Double storey and own driveway, no need to share with others which appeal to buyers
Smaller landsize
split systems in each rooms.
Smaller backyard

RS = Recent sale UN = Undisclosed Sale

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