

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

1064-1066 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

\$1,700,000

&

\$1,870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,640,000

Property type

House

Suburb

Box Hill

Period-from

14/02/2023

to

14/08/2023

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

27-29 GRAHAM PLACE BOX HILL VIC 3128	\$2,340,000	20-May-23
48 ROSE STREET BOX HILL VIC 3128	\$1,785,000	27-May-23
42 WHITEHORSE ROAD BLACKBURN VIC 3130	\$1,750,000	10-Mar-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: 14/08/2023