

## 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

1219/850 WHITEHORSE ROAD BOX HILL VIC 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$485,000

&

\$505,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jun 2023

to

31 May 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

507/11 PROSPECT STREET BOX HILL VIC 3128	\$592,705	04-Mar-24
722/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$460,000	03-Mar-24
1319/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$460,000	25-Jan-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: 03 June 2024



**507/11 PROSPECT STREET BOX  
HILL VIC 3128**

2 1 -

Sold Price

**\$592,705**

Sold Date **04-Mar-24**

Distance

**0.1km**



**722/850 WHITEHORSE ROAD BOX  
HILL VIC 3128**

2 1 -

Sold Price

**\$460,000**

Sold Date **03-Mar-24**

Distance

**0km**



**1319/850 WHITEHORSE ROAD BOX  
HILL VIC 3128**

2 1 -

Sold Price

Sold Date **25-Jan-24**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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