

## 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

2/1102 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

\$630,000

&

\$693,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Sep 2022

to

31 Aug 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

4/55 BANK STREET BOX HILL VIC 3128	\$685,000	12-Aug-23
1/37-39 ROSE STREET BOX HILL VIC 3128	\$620,000	06-Sep-23
607/545 STATION STREET BOX HILL VIC 3128	\$670,000	30-Apr-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: 25 September 2023



**4/55 BANK STREET BOX HILL VIC 3128**

2 2 1

Sold Price

RS

**\$685,000**

Sold Date

**12-Aug-23**

Distance

**0.29km**



**1/37-39 ROSE STREET BOX HILL VIC 3128**

2 2 1

Sold Price

RS

**\$620,000**

Sold Date

**06-Sep-23**

Distance

**0.44km**



**607/545 STATION STREET BOX HILL VIC 3128**

2 2 1

Sold Price

**\$670,000**

Sold Date

**30-Apr-23**

Distance

**0.88km**

RS = Recent sale

UN = Undisclosed Sale

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