

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

2412/828 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

\$611,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,742,500

Property type

Other

Suburb

Box Hill

Period-from

01 May 2023

to

30 Apr 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

505/3 YOUNG STREET BOX HILL VIC 3128	\$580,000	14-Feb-24
1808/828 WHITEHORSE ROAD BOX HILL VIC 3128	\$676,000	24-Dec-21
1506/11 PROSPECT STREET BOX HILL VIC 3128	\$670,031	09-May-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: 08 May 2024



**505/3 YOUNG STREET BOX HILL
VIC 3128**

2 2 -

Sold Price **\$580,000** Sold Date **14-Feb-24**

Distance **0.57km**



**1808/828 WHITEHORSE ROAD
BOX HILL VIC 3128**

2 2 1

Sold Price **\$676,000** Sold Date **24-Dec-21**

Distance **0km**



**1506/11 PROSPECT STREET BOX
HILL VIC 3128**

2 2 1

Sold Price **\$670,031** Sold Date **09-May-23**

Distance **0.18km**

RS = Recent sale UN = Undisclosed Sale

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