

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 2509/826 Whitehorse Road, Box Hill Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$625,000

Median sale price

Median price \$550,500

Property Type Unit

Suburb Box Hill

Period - From 19/04/2023

to 18/04/2024

Source REIV

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 six 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	1104/828 Whitehorse Rd BOX HILL 3128	\$631,000	15/02/2024
2	1008/828 Whitehorse Rd BOX HILL 3128	\$625,000	28/12/2023
3	906/999 Whitehorse Rd BOX HILL 3128	\$620,000	04/01/2024

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 six months.~~

This Statement of Information was prepared on:

19/04/2024 14:23



 2
  2
  2

Property Type: Apartment

Agent Comments

2 car spaces (Side by side), approx. 2 years old.

Indicative Selling Price

\$625,000

Median Unit Price

19/04/2023 - 18/04/2024: \$550,500

Comparable Properties

1104/828 Whitehorse Rd BOX HILL 3128 (VG) **Agent Comments**

 2
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Price: \$631,000

Method: Sale

Date: 15/02/2024

Property Type: Subdivided Flat - Single OYO Flat

1008/828 Whitehorse Rd BOX HILL 3128 (VG) **Agent Comments**

 2
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Price: \$625,000

Method: Sale

Date: 28/12/2023

Property Type: Subdivided Flat - Single OYO Flat



906/999 Whitehorse Rd BOX HILL 3128 (REI/VG) **Agent Comments**

 2
  2
  1

Price: \$620,000

Method: Private Sale

Date: 04/01/2024

Property Type: Unit

Account - The One Real Estate (AU) | P: 03 7007 5707