

## 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

3/1104 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

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jul 2023

to

30 Jun 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

2/1102 WHITEHORSE ROAD BOX HILL VIC 3128	\$663,000	04-Nov-23
6/1102 WHITEHORSE ROAD BOX HILL VIC 3128	\$655,000	21-May-24
3/28 SIMPSONS ROAD BOX HILL VIC 3128	\$662,500	15-Feb-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: 11 July 2024



**2/1102 WHITEHORSE ROAD BOX HILL VIC 3128**

3 2 1

Sold Price **\$663,000** Sold Date **04-Nov-23**

Distance **0.02km**



**6/1102 WHITEHORSE ROAD BOX HILL VIC 3128**

3 2 2

Sold Price **\$655,000** Sold Date **21-May-24**

Distance **0.03km**



**3/28 SIMPSONS ROAD BOX HILL VIC 3128**

2 1 1

Sold Price **\$662,500** Sold Date **15-Feb-24**

Distance **0.38km**

RS = Recent sale      UN = Undisclosed Sale

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