

# 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 301/1136 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)

Single price \$520,000

### Median sale price

Median price \$560,000

Property Type Unit

Suburb Box Hill

Period - From 13/06/2023

to 12/06/2024

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	309/5-7 Irving Av BOX HILL 3128	\$546,000	15/03/2024
2	302/19 Irving Av BOX HILL 3128	\$520,000	18/03/2024
3	102/3 Hay St BOX HILL SOUTH 3128	\$510,000	11/04/2024

**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:

13/06/2024 08:39



2    
 2    
 1 + Storage

**Indicative Selling Price**

\$520,000

**Median Unit Price**

13/06/2023 - 12/06/2024: \$560,000

**Property Type:** Apartment

**Agent Comments**

- Box Hill High School - Body crop approx. \$900/Quarter - North Facing

## Comparable Properties



**309/5-7 Irving Av BOX HILL 3128 (REI)**

**Agent Comments**

2    
 1    
 1

**Price:** \$546,000

**Method:** Private Sale

**Date:** 15/03/2024

**Property Type:** Unit



**302/19 Irving Av BOX HILL 3128 (REI/VG)**

**Agent Comments**

2    
 2    
 1

**Price:** \$520,000

**Method:** Private Sale

**Date:** 18/03/2024

**Property Type:** Apartment



**102/3 Hay St BOX HILL SOUTH 3128 (REI)**

**Agent Comments**

2    
 2    
 1

**Price:** \$510,000

**Method:** Sold Before Auction

**Date:** 11/04/2024

**Property Type:** Apartment

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