

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

3205/850 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

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

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

1319/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$460,000	25-Jan-24
717/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$560,000	06-May-24
2405/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$565,000	02-May-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: 13 May 2024

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Frank Pang

P 03 8566 6777

M 0433388898

E frank.pang@boldre.com.au



1319/850 WHITEHORSE ROAD BOX HILL VIC 3128 Sold Price **\$460,000** Sold Date **25-Jan-24**

2 1 -

Distance **0km**



717/850 WHITEHORSE ROAD BOX HILL VIC 3128 Sold Price ^{RS} **\$560,000** Sold Date **06-May-24**

2 2 -

Distance **0km**



2405/850 WHITEHORSE ROAD BOX HILL VIC 3128 Sold Price ^{RS} **\$565,000** Sold Date **02-May-24**

2 2 1

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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