

# 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

701/9-11 PROSPECT STREET 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

\$540,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jun 2023

to

31 May 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

717/850 WHITEHORSE ROAD BOX HILL VIC 3128

\$560,000

01-May-24

2010/3 YOUNG STREET BOX HILL VIC 3128

\$577,000

26-May-24

1717/850 WHITEHORSE ROAD BOX HILL VIC 3128

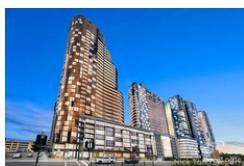
\$550,000

20-Apr-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: 28 June 2024



717/850 WHITEHORSE ROAD BOX HILL VIC 3128 Sold Price \$560,000 Sold Date 01-May-24

 2  2  -

Distance 0.46km



2010/3 YOUNG STREET BOX HILL VIC 3128 Sold Price \$577,000 Sold Date 26-May-24

 2  2  -

Distance 0.64km



1717/850 WHITEHORSE ROAD BOX HILL VIC 3128 Sold Price \$550,000 Sold Date 20-Apr-24

 2  2  1

Distance 0.46km

RS= Recent sale

UN= Undisclosed Sale

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