

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 722/850 Whitehorse Road, Box Hill Vic 3128

Indicative selling price

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

Range between \$482,000 & \$530,000

Median sale price

Median price \$555,000 Property Type Unit Suburb Box Hill

Period - From 01/10/2023 to 31/12/2023 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	401/19 Wellington Rd BOX HILL 3128	\$555,000	07/12/2023
2	402/19 Wellington Rd BOX HILL 3128	\$555,000	16/11/2023
3	508/828 Whitehorse Rd BOX HILL 3128	\$502,900	01/12/2023

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: 09/02/2024 13:54



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$482,000 - \$530,000
Median Unit Price
December quarter 2023: \$555,000

Comparable Properties



401/19 Wellington Rd BOX HILL 3128 (REI/VG) Agent Comments



Price: \$555,000
Method: Private Sale
Date: 07/12/2023
Property Type: Apartment



402/19 Wellington Rd BOX HILL 3128 (REI/VG) Agent Comments



Price: \$555,000
Method: Private Sale
Date: 16/11/2023
Property Type: Apartment

508/828 Whitehorse Rd BOX HILL 3128 (VG) Agent Comments



Price: \$502,900
Method: Sale
Date: 01/12/2023
Property Type: Strata Unit/Flat

Account - Inline Real Estate | P: 03 85974262