# 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	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$482,000		&		\$530,000			
Median sale p	rice							
Median price	\$555,000	Pro	operty Type	Unit			Suburb	Box Hill
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ade	dress 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



Propertydata

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