

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

821/850 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Apr 2023

to

31 Mar 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

707/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$370,000	16-Mar-24
911/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$370,000	16-Apr-24
910/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$440,000	04-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 April 2024



707/850 WHITEHORSE ROAD BOX HILL VIC 3128 Sold Price ^{RS} **\$370,000** Sold Date **16-Mar-24**
Distance **0km**

1 1 1



911/850 WHITEHORSE ROAD BOX HILL VIC 3128 Sold Price ^{RS} **\$370,000**^{UN} Sold Date **16-Apr-24**
Distance **0km**

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910/850 WHITEHORSE ROAD BOX HILL VIC 3128 Sold Price ^{RS} **\$440,000** Sold Date **04-Apr-24**
Distance **0km**

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RS = Recent sale **UN** = Undisclosed Sale

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