

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 901/999 Whitehorse Road, Box Hill Vic 3128

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$511,808 Property Type Unit Suburb Box Hill

Period - From 13/09/2022 to 12/09/2023 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	1115B/828 Whitehorse Rd BOX HILL 3128	\$480,000	04/07/2023
2	509/828 Whitehorse Rd BOX HILL 3128	\$475,000	18/07/2023
3	1519/850 Whitehorse Rd BOX HILL 3128	\$460,000	06/07/2023

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: 13/09/2023 13:48



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000

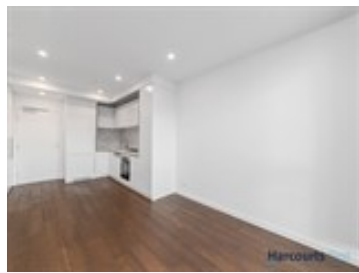
Median Unit Price
13/09/2022 - 12/09/2023: \$511,808

Comparable Properties

1115B/828 Whitehorse Rd BOX HILL 3128 (VG) **Agent Comments**

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Price: \$480,000
Method: Sale
Date: 04/07/2023
Property Type: Strata Unit/Flat



509/828 Whitehorse Rd BOX HILL 3128 (REI) **Agent Comments**

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Price: \$475,000
Method: Private Sale
Date: 18/07/2023
Property Type: Apartment



1519/850 Whitehorse Rd BOX HILL 3128 (REI/VG) **Agent Comments**

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Price: \$460,000
Method: Private Sale
Date: 06/07/2023
Property Type: Apartment

Account - VICPROP