

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

911/850 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

\$385,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jan 2023

to

31 Dec 2023

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

1011/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$392,000	02-Aug-23
24/1045-1047 WHITEHORSE ROAD BOX HILL VIC 3128	\$425,000	22-Aug-23
12/11 BISHOP STREET BOX HILL VIC 3128	\$385,000	11-May-23

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: 02 January 2024



1011/850 WHITEHORSE ROAD BOX HILL VIC 3128 Sold Price **\$392,000** Sold Date **02-Aug-23**

1 1 1

Distance **0km**



24/1045-1047 WHITEHORSE ROAD BOX HILL VIC 3128 Sold Price **\$425,000** Sold Date **22-Aug-23**

1 1 1

Distance **0.82km**



12/11 BISHOP STREET BOX HILL VIC 3128 Sold Price **\$385,000** Sold Date **11-May-23**

1 1 1

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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