Statement of Information

Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address Including suburb and postcode	1045 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)

Unit type or class e.g. One bedroom units	**Single price**		**Lower price**		**Higher price**
Apartment 2.13	$585,000	Or range between		&	
Apartment 2.14	$600,000	Or range between		&	
Apartment 3.27	$520,000	Or range between		&	
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	$600,000		Suburb	Box Hill	
Period - From	01/07/2022	to	30/09/2022	Source	REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class e.g. One bedroom units	Address of comparable unit	Price	Date of sale
Apartment 2.13	1/1045 Whitehorse Rd BOX HILL 3128	$530,000	03/11/2022
	25/1045 Whitehorse Rd BOX HILL 3128	$525,000	10/09/2022

Unit type or class e.g. One bedroom units	Address of comparable unit	Price	Date of sale
Apartment 2.14			

Unit type or class e.g. One bedroom units	Address of comparable unit	Price	Date of sale
Apartment 3.27	1/1045 Whitehorse Rd BOX HILL 3128	$530,000	03/11/2022
	25/1045 Whitehorse Rd BOX HILL 3128	$525,000	10/09/2022

Unit type or class e.g. One bedroom units	Address of comparable unit	Price	Date of sale

Unit type or class e.g. One bedroom units	Address of comparable unit	Price	Date of sale

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on: 07/12/2022 06:02