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	1/1045 Whitehorse Road, Box Hill Vic 3128

Indicative selling price

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

Single price $538,888

Median sale price

Median price $570,000 Property Type Unit Suburb Box Hill

Period - From 01/10/2021 to 30/09/2022 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	1013/828 Whitehorse Rd BOX HILL 3128	$552,000	14/06/2022
2	1616/828 Whitehorse Rd BOX HILL 3128	$547,000	06/07/2022
3	25/1045 Whitehorse Rd BOX HILL 3128	$525,000	10/09/2022

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: 02/11/2022 16:39



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Property Type:
Agent Comments

Indicative Selling Price
$538,888
Median Unit Price
Year ending September 2022: $570,000

Comparable Properties

1013/828 Whitehorse Rd BOX HILL 3128 (VG) Agent Comments

2 - -

Price: $552,000
Method: Sale
Date: 14/06/2022
Property Type: Strata Unit/Flat

1616/828 Whitehorse Rd BOX HILL 3128 (VG) Agent Comments

2 - -

Price: $547,000
Method: Sale
Date: 06/07/2022
Property Type: Strata Unit/Flat

25/1045 Whitehorse Rd BOX HILL 3128 (REI) Agent Comments

2 1 1

Price: $525,000
Method: Private Sale
Date: 10/09/2022
Property Type: Apartment

Account - Harcourts Manningham | P: 03 9842 8000

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