

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

2103c/845-851 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

\$449,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jan 2024

to

31 Dec 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

2004/3 YOUNG STREET BOX HILL VIC 3128	\$435,000	12-Aug-24
501/19 IRVING AVENUE BOX HILL VIC 3128	\$495,000	22-Sep-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.

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2004/3 YOUNG STREET BOX HILL VIC 3128 Sold Price **\$435,000** Sold Date **12-Aug-24**

 1  1  -

Distance **0.1km**



501/19 IRVING AVENUE BOX HILL VIC 3128 Sold Price **\$495,000** Sold Date **22-Sep-24**

 1  1  1

Distance **0.33km**

RS = Recent sale UN = Undisclosed Sale

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