

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

1401/828 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

\$660,000

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 Dec 2023

to

30 Nov 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

1/328 MONT ALBERT ROAD MONT ALBERT VIC 3127	703000	22-Aug-24
1/10 LORNE PARADE MONT ALBERT VIC 3127	705000	07-Sep-24
207/692 WHITEHORSE ROAD MONT ALBERT VIC 3127	625000	14-Jul-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.

This Statement of Information was prepared on: 16 December 2024

**1/328 MONT ALBERT ROAD MONT ALBERT VIC 3127**

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Sold Price

^{RS} **703000** ^{UN}Sold Date **22-Aug-24**Distance **1.4km****1/10 LORNE PARADE MONT ALBERT VIC 3127**

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Sold Price

705000Sold Date **07-Sep-24**Distance **1.47km****207/692 WHITEHORSE ROAD MONT ALBERT VIC 3127**

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Sold Price

625000Sold Date **14-Jul-24**Distance **0.95km****RS** = Recent sale**UN** = Undisclosed Sale

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