

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

803/999 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

\$900,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Flats

Suburb

Box Hill

Period-from

01 Aug 2022

to

31 Jul 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

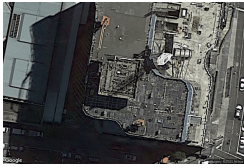
Date of sale

| | | |
|---|-------------|-----------|
| 508/545 STATION STREET BOX HILL VIC 3128 | \$886,000 | 30-Jan-23 |
| 2803/545 STATION STREET BOX HILL VIC 3128 | \$790,000 | 06-Sep-22 |
| 201/43 ZETLAND ROAD MONT ALBERT VIC 3127 | \$1,165,000 | 10-Aug-22 |

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: 03 August 2023

**508/545 STATION STREET BOX
HILL VIC 3128**

3 2 2

Sold Price **\$886,000** Sold Date **30-Jan-23**Distance **0.33km****2803/545 STATION STREET BOX
HILL VIC 3128**

3 2 1

Sold Price **\$790,000** Sold Date **06-Sep-22**Distance **0.33km****201/43 ZETLAND ROAD MONT
ALBERT VIC 3127**

3 2 2

Sold Price **\$1,165,000** Sold Date **10-Aug-22**Distance **1.22km**

RS = Recent sale UN = Undisclosed Sale

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