

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

824/850 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

or range
between

\$470,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Oct 2022

to

30 Sep 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

802/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$545,000	02-Jun-23
812/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$465,000	05-Oct-23
818/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$520,000	01-Sep-23

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: 25 October 2023



802/850 WHITEHORSE ROAD BOX Sold Price **\$545,000** Sold Date **02-Jun-23**
HILL VIC 3128

 2  2  1

Distance **0km**



812/850 WHITEHORSE ROAD BOX Sold Price ^{RS} **\$465,000** Sold Date **05-Oct-23**
HILL VIC 3128

 2  1  1

Distance **0km**



818/850 WHITEHORSE ROAD BOX Sold Price ^{RS} **\$520,000** Sold Date **01-Sep-23**
HILL VIC 3128

 2  2  1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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