

## 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

203/999 WHITEHORSE ROAD BOX HILL VIC 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$550,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,500

Property type

Unit

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

13/1045-1047 WHITEHORSE ROAD BOX HILL VIC 3128	\$537,500	20-Jul-23
24/23-33 CAMBRIDGE STREET BOX HILL VIC 3128	\$550,000	07-Feb-23
1003/11 PROSPECT STREET BOX HILL VIC 3128	\$579,304	07-Mar-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: 28 August 2023

**13/1045-1047 WHITEHORSE ROAD  
BOX HILL VIC 3128**

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Sold Price

<sup>RS</sup> **\$537,500**

Sold Date

**20-Jul-23**

Distance

**0.23km****24/23-33 CAMBRIDGE STREET  
BOX HILL VIC 3128**

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Sold Price

**\$550,000**

Sold Date

**07-Feb-23**

Distance

**0.55km****1003/11 PROSPECT STREET BOX  
HILL VIC 3128**

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Sold Price

**\$579,304**

Sold Date

**07-Mar-23**

Distance

**0.59km**

RS = Recent sale

UN = Undisclosed Sale

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