

## 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

809/850 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

or range  
between

\$500,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Box Hill

Period-from

01 May 2021

to

30 Apr 2022

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

901/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$490,000	06-Apr-22
1517/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$495,000	16-Mar-22
1216/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$568,000	29-Jun-21

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: 18 May 2022



**901/850 WHITEHORSE ROAD BOX HILL VIC 3128** Sold Price <sup>RS</sup> **\$490,000** <sup>UN</sup> Sold Date **06-Apr-22**

2 2 1

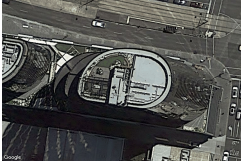
Distance -



**1517/850 WHITEHORSE ROAD BOX HILL VIC 3128** Sold Price **\$495,000** Sold Date **16-Mar-22**

2 2 1

Distance -



**1216/850 WHITEHORSE ROAD BOX HILL VIC 3128** Sold Price **\$568,000** Sold Date **29-Jun-21**

2 2 -

Distance -

**RS** = Recent sale      **UN** = Undisclosed Sale

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