

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

1713/850 WHITEHORSE ROAD BOX HILL VIC 3128

Indicative selling price

1713/850 WHITEHORSE ROAD BOX HILL VIC 3128

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

Single Price

or range
between

\$360,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Mar 2021

to

28 Feb 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

1113/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$370,000	01-Mar-21
608/5-7 IRVING AVENUE BOX HILL VIC 3128	\$353,000	02-Nov-21
210/712 STATION STREET BOX HILL VIC 3128	\$345,000	03-Mar-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.~~

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1113/850 WHITEHORSE ROAD BOX HILL VIC 3128 Sold Price **\$370,000** Sold Date **01-Mar-21**

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Distance -



608/5-7 IRVING AVENUE BOX HILL VIC 3128 Sold Price **\$353,000** Sold Date **02-Nov-21**

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Distance **0.41km**



210/712 STATION STREET BOX HILL VIC 3128 Sold Price ^{RS} **\$345,000**^{UN} Sold Date **03-Mar-22**

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Distance **0.52km**

RS = Recent sale UN = Undisclosed Sale

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