

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

820-824 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

\$628,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Aug 2019

to

31 Jul 2020

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

2305/850 Whitehorse Road Box Hill VIC 3128	\$609,000	11-Oct-19
1701/12 Nelson Road Box Hill VIC 3128	\$733,000	07-Oct-19
401/12 Nelson Road Box Hill VIC 3128	\$738,000	17-Nov-19

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: 24 August 2020


2305/850 Whitehorse Road Box Hill VIC 3128
 2  2  -

Sold Price

\$609,000

Sold Date

11-Oct-19

Distance

0.18km

1701/12 Nelson Road Box Hill VIC 3128
 2  2  1

Sold Price

\$733,000

Sold Date

07-Oct-19

Distance

0.32km

401/12 Nelson Road Box Hill VIC 3128
 2  2  1

Sold Price

\$738,000

Sold Date

17-Nov-19

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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