

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

602/999 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

\$628,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$474,900

Property type

Unit

Suburb

Box Hill

Period-from

01 Jan 2019

to

31 Dec 2019

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

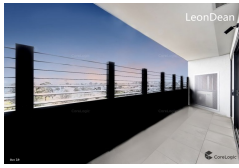
Date of sale

405/2 Elland Avenue Box Hill VIC 3128	\$665,000	18-Nov-19
202/5-7 Irving Avenue Box Hill VIC 3128	\$610,000	31-Jan-19
2706/545 Station Street Box Hill VIC 3128	\$706,000	09-Apr-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: 27 January 2020



405/2 Elland Avenue Box Hill VIC 3128

 2  2  1

Sold Price

\$665,000

Sold Date

18-Nov-19

Distance

0.24km

202/5-7 Irving Avenue Box Hill VIC 3128

 2  2  1

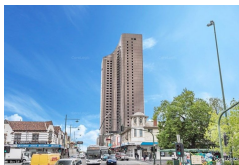
Sold Price

\$610,000

Sold Date

31-Jan-19

Distance

0.29km

2706/545 Station Street Box Hill VIC 3128

 2  2  1

Sold Price

\$706,000

Sold Date

09-Apr-19

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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