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	2023/850 Whitehorse Road, Box Hill Vic 3128
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$460,000	&	\$495,000
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Median sale price

Median price	\$546,000	Hou	Ise	Unit	Х	Suburb	Box Hill
Period - From	01/01/2019	to	31/03/2019		Source	REIV	

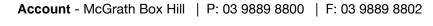
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2209/850 Whitehorse Rd BOX HILL 3128	\$500,000	21/12/2018
2	2/5 Kent Rd BOX HILL 3128	\$466,000	15/12/2018
3	404/15-21 Harrow St BOX HILL 3128	\$456,000	31/01/2019

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 six months.







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McGrath





Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$460,000 - \$495,000 Median Unit Price March quarter 2019: \$546,000

Comparable Properties

2209/850 Whitehorse Rd BOX HILL 3128 (VG)

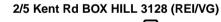
Price: \$500,000 Method: Sale Date: 21/12/2018

Rooms: -

-2

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



Price: \$466,000

Method: Auction Sale

Date: 15/12/2018 Rooms: 4

Property Type: Apartment

Agent Comments



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Price: \$456,000 Method: Sale Date: 31/01/2019

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





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