

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	2023/850 Whitehorse Road, Box Hill Vic 3128
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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	House		Unit	X	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.

	Address 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.



 2  1  1

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) **Agent Comments**

 2  -  -

Price: \$500,000

Method: Sale

Date: 21/12/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



2/5 Kent Rd BOX HILL 3128 (REI/VG) **Agent Comments**

 2  1  1

Price: \$466,000

Method: Auction Sale

Date: 15/12/2018

Rooms: 4

Property Type: Apartment

404/15-21 Harrow St BOX HILL 3128 (VG) **Agent Comments**

 2  -  -

Price: \$456,000

Method: Sale

Date: 31/01/2019

Rooms: -

Property Type: Flat/Unit/Apartment (Res)