

## 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 702/826 Whitehorse Road, Box Hill Vic 3128

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$469,000

#### Median sale price

Median price \$557,500 House Unit X Suburb Box Hill

Period - From 01/04/2017 to 31/03/2018 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 |
|--|-----------|--------------|
| 1 203/766 Whitehorse Rd MONT ALBERT 3127 | \$475,000 | 21/02/2018   |
| 2 2019/850 Whitehorse Rd BOX HILL 3128   | \$451,800 | 22/01/2018   |
| 3 303/19 Irving Av BOX HILL 3128         | \$382,000 | 22/01/2018   |

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.

Helen Zhang

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**Indicative Selling Price**

\$469,000

**Median Unit Price**

Year ending March 2018: \$557,500



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**Rooms:** 3**Property Type:** Apartment**Agent Comments**

## Comparable Properties



**203/766 Whitehorse Rd MONT ALBERT 3127 (REI/VG)**

**Agent Comments**

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**Price:** \$475,000**Method:** Sold Before Auction**Date:** 21/02/2018**Rooms:** 3**Property Type:** Apartment

**2019/850 Whitehorse Rd BOX HILL 3128 (VG)**

**Agent Comments**

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**Price:** \$451,800**Method:** Sale**Date:** 22/01/2018**Rooms:** -**Property Type:** Strata Unit/Flat

**303/19 Irving Av BOX HILL 3128 (VG)**

**Agent Comments**

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**Price:** \$382,000**Method:** Sale**Date:** 22/01/2018**Rooms:** -**Property Type:** Subdivided Flat - Single OYO Flat