

## 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

1104/999 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$489,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Sep 2023

to

31 Aug 2024

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 906/999 WHITEHORSE ROAD BOX HILL VIC 3128  | \$620,000 | 05-Jan-24 |
| 1706/545 STATION STREET BOX HILL VIC 3128  | \$610,000 | 12-Aug-24 |
| 1004/999 WHITEHORSE ROAD BOX HILL VIC 3128 | \$595,000 | 07-Jul-24 |

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.~~

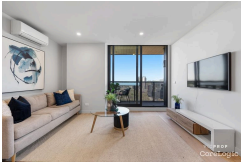
This Statement of Information was prepared on: 11 September 2024

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**906/999 WHITEHORSE ROAD BOX HILL VIC 3128** Sold Price **\$620,000** Sold Date **05-Jan-24**

2 2 1

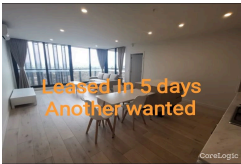
Distance **0.01km**



**1706/545 STATION STREET BOX HILL VIC 3128** Sold Price <sup>RS</sup> **\$610,000** Sold Date **12-Aug-24**

2 2 1

Distance **0.16km**



**1004/999 WHITEHORSE ROAD BOX HILL VIC 3128** Sold Price **\$595,000** Sold Date **07-Jul-24**

2 2 1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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