

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

104/710 Station Street, Box Hill Vic 3128

Indicative selling price

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

Single price \$455,000

Median sale price

Median price \$487,500

Property Type Unit

Suburb Box Hill

Period - From 01/04/2023

to 31/03/2024

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	G5/710 Station St BOX HILL 3128	\$465,000	26/01/2024
2	106/10 Bruce St BOX HILL 3128	\$452,000	23/03/2024
3	1108/850 Whitehorse Rd BOX HILL 3128	\$440,000	23/11/2023



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.~~

This Statement of Information was prepared on:

10/05/2024 10:36



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 Storage
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Rooms: 1
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$455,000
Median Unit Price
 Year ending March 2024: \$487,500

Comparable Properties

G5/710 Station St BOX HILL 3128 (VG)

Agent Comments

 2
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Price: \$465,000
Method: Sale
Date: 26/01/2024
Property Type: Subdivided Flat - Single OYO Flat

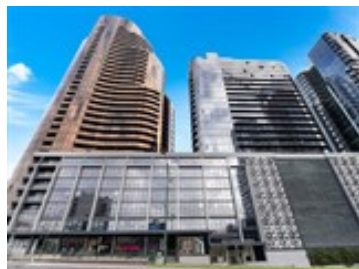


106/10 Bruce St BOX HILL 3128 (REI/VG)

Agent Comments

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Price: \$452,000
Method: Private Sale
Date: 23/03/2024
Property Type: Apartment



1108/850 Whitehorse Rd BOX HILL 3128 (REI/VG)

Agent Comments

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Price: \$440,000
Method: Sold Before Auction
Date: 23/11/2023
Property Type: Apartment

Account - The One Real Estate (AU) | P: 03 7007 5707