

## 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

1402/545 STATION STREET 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

\$525,000

&

\$555,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Box Hill

Period-from

01 May 2023

to

30 Apr 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

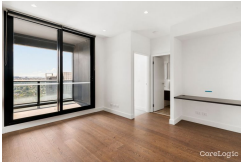
Date of sale

1717/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$550,000	20-Apr-24
502/8 WELLINGTON ROAD BOX HILL VIC 3128	\$547,000	16-Apr-24
G01/525 WHITEHORSE ROAD SURREY HILLS VIC 3127	\$540,000	20-Jan-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: 23 May 2024



**1717/850 WHITEHORSE ROAD BOX HILL VIC 3128**

2 2 1

Sold Price

<sup>RS</sup> **\$550,000** <sup>UN</sup>

Sold Date **20-Apr-24**

Distance **0.46km**



**502/8 WELLINGTON ROAD BOX HILL VIC 3128**

2 2 1

Sold Price

<sup>RS</sup> **\$547,000**

Sold Date **16-Apr-24**

Distance **0.63km**



**G01/525 WHITEHORSE ROAD SURREY HILLS VIC 3127**

2 2 1

Sold Price

**\$540,000**

Sold Date **20-Jan-24**

Distance **2.85km**

RS = Recent sale

UN = Undisclosed Sale

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