

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 307/771 Station Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$370,000 & \$400,000

Median sale price

Median price \$733,000 Property Type Unit Suburb Box Hill North

Period - From 12/06/2023 to 11/06/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

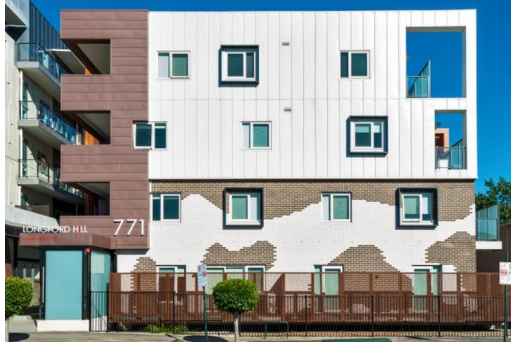
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	203/761 Station St BOX HILL NORTH 3129	\$400,000	06/05/2024
2	707B/828 Whitehorse Rd BOX HILL 3128	\$390,000	28/02/2024
3	19/56-60 Bishop St BOX HILL 3128	\$385,000	29/02/2024

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: 12/06/2024 11:58



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Property Type:
Agent Comments

Indicative Selling Price
\$370,000 - \$400,000
Median Unit Price
12/06/2023 - 11/06/2024: \$733,000

Comparable Properties

203/761 Station St BOX HILL NORTH 3129 (VG) Agent Comments

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Price: \$400,000
Method: Sale
Date: 06/05/2024
Property Type: Subdivided Flat - Single OYO Flat



707B/828 Whitehorse Rd BOX HILL 3128 (REI/VG) Agent Comments

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Price: \$390,000
Method: Private Sale
Date: 28/02/2024
Property Type: Apartment



19/56-60 Bishop St BOX HILL 3128 (REI) Agent Comments

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Price: \$385,000
Method: Private Sale
Date: 29/02/2024
Property Type: Apartment

Account - Inline Real Estate | P: 03 85974262