

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

3114/545 STATION STREET BOX HILL VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Apr 2023

to

31 Mar 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

208/15-21 HARROW STREET BOX HILL VIC 3128	\$465,000	13-Mar-24
6/1 JOHN STREET BOX HILL VIC 3128	\$429,000	14-Feb-24
G05/710 STATION STREET BOX HILL VIC 3128	\$465,000	26-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: 17 April 2024

**208/15-21 HARROW STREET BOX HILL VIC 3128**

2 2 1

Sold Price

^{RS} **\$465,000**

Sold Date

13-Mar-24

Distance

0.22km**6/1 JOHN STREET BOX HILL VIC 3128**

1 1 2

Sold Price

^{RS} **\$429,000**

Sold Date

14-Feb-24

Distance

0.27km**G05/710 STATION STREET BOX HILL VIC 3128**

2 2 1

Sold Price

\$465,000

Sold Date

26-Jan-24

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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