

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

3310/545 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

\$625,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Feb 2023

to

31 Jan 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

2610/545 STATION STREET BOX HILL VIC 3128	\$630,000	06-Feb-23
3309/545 STATION STREET BOX HILL VIC 3128	\$720,000	23-Feb-23
3410/545 STATION STREET BOX HILL VIC 3128	\$773,000	10-Mar-23

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: 14 February 2024

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**2610/545 STATION STREET BOX
HILL VIC 3128**

Sold Price

\$630,000

Sold Date

06-Feb-23

2 2 1

Distance

0km



**3309/545 STATION STREET BOX
HILL VIC 3128**

Sold Price

\$720,000

Sold Date

23-Feb-23

2 2 1

Distance

0km



**3410/545 STATION STREET BOX
HILL VIC 3128**

Sold Price

\$773,000

Sold Date

10-Mar-23

2 2 1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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