

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 406/712 Station Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$479,500 Property Type Unit Suburb Box Hill

Period - From 01/07/2023 to 30/09/2023 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	205/761 Station St BOX HILL NORTH 3129	\$460,000	12/07/2023
2	501/710 Station St BOX HILL 3128	\$445,000	24/07/2023
3	312/712-714 Station St BOX HILL 3128	\$433,000	11/06/2023

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: 23/10/2023 10:40



 2
  1
  1

Rooms: 1

Property Type: Subdivided Flat - Single OYO Flat

Agent Comments

Indicative Selling Price

\$420,000 - \$460,000

Median Unit Price

September quarter 2023: \$479,500

Comparable Properties

205/761 Station St BOX HILL NORTH 3129 (VG) Agent Comments

 2
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Price: \$460,000

Method: Sale

Date: 12/07/2023

Property Type: Subdivided Flat - Single OYO Flat



501/710 Station St BOX HILL 3128 (REI) Agent Comments

 2
  1
  1

Price: \$445,000

Method: Private Sale

Date: 24/07/2023

Property Type: Apartment



312/712-714 Station St BOX HILL 3128 (REI) Agent Comments

 2
  1
  1

Price: \$433,000

Method: Private Sale

Date: 11/06/2023

Property Type: Apartment

Account - VICPROP