

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 505/710 Station Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$320,000 & \$350,000

Median sale price

Median price \$529,000 Property Type Unit Suburb Box Hill

Period - From 01/04/2022 to 31/03/2023 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 | 305/19 Wellington Rd BOX HILL 3128 | \$340,000 | 29/01/2023 |
| 2 | 304/710 Station St BOX HILL 3128 | \$338,000 | 22/02/2023 |
| 3 | 104/771 Station St BOX HILL NORTH 3129 | \$323,000 | 02/02/2023 |

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: 13/06/2023 10:30



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$320,000 - \$350,000

Median Unit Price

Year ending March 2023: \$529,000

Comparable Properties

305/19 Wellington Rd BOX HILL 3128 (VG)

Agent Comments



Price: \$340,000

Method: Sale

Date: 29/01/2023

Property Type: Subdivided Flat - Single OYO Flat

304/710 Station St BOX HILL 3128 (VG)

Agent Comments



Price: \$338,000

Method: Sale

Date: 22/02/2023

Property Type: Subdivided Flat - Single OYO Flat

104/771 Station St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$323,000

Method: Private Sale

Date: 02/02/2023

Property Type: Apartment

