

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 605/712 Station Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$487,500 Property Type Unit Suburb Box Hill

Period - From 01/04/2023 to 31/03/2024 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	401/712-714 Station St BOX HILL 3128	\$356,000	24/07/2023
2	805/712 Station St BOX HILL 3128	\$353,000	05/02/2024
3	505/710 Station St BOX HILL 3128	\$340,000	18/08/2023

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.~~

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Indicative Selling Price

\$330,000 - \$360,000

Median Unit Price

Year ending March 2024: \$487,500



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



401/712-714 Station St BOX HILL 3128 (REI)

Agent Comments



Price: \$356,000

Method: Private Sale

Date: 24/07/2023

Property Type: Apartment



805/712 Station St BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$353,000

Method: Private Sale

Date: 05/02/2024

Property Type: Apartment



505/710 Station St BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$340,000

Method: Private Sale

Date: 18/08/2023

Property Type: Apartment

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802