

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

312/712 - 714 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 \$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	311/712 Station St BOX HILL 3128	\$430,000	02/12/2022
2	101/712 Station St BOX HILL 3128	\$425,000	13/03/2023
3	108/712 Station St BOX HILL 3128	\$415,000	26/01/2023

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:

17/05/2023 14:08

**Property Type:** Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$420,000 - \$460,000

Median Unit Price

Year ending March 2023: \$529,000

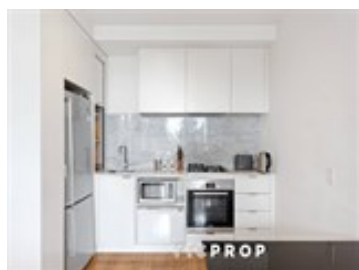
Comparable Properties

311/712 Station St BOX HILL 3128 (VG)

Agent Comments

**Price:** \$430,000**Method:** Sale**Date:** 02/12/2022**Property Type:** Subdivided Flat - Single OYO Flat**101/712 Station St BOX HILL 3128 (REI)**

Agent Comments

**Price:** \$425,000**Method:** Private Sale**Date:** 13/03/2023**Property Type:** Unit**108/712 Station St BOX HILL 3128 (REI/VG)**

Agent Comments

**Price:** \$415,000**Method:** Private Sale**Date:** 26/01/2023**Property Type:** Apartment**Account - VICPROP**