

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

1906/545 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

\$630,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jan 2023

to

31 Dec 2023

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

2405/545 STATION STREET BOX HILL VIC 3128	\$630,000	26-Jul-23
1102/11 PROSPECT STREET BOX HILL VIC 3128	\$650,000	06-Oct-23
118/692 WHITEHORSE ROAD MONT ALBERT VIC 3127	\$638,000	04-Dec-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: 08 January 2024



**2405/545 STATION STREET BOX
HILL VIC 3128**

2 2 1

Sold Price **\$630,000** Sold Date **26-Jul-23**

Distance **0.03km**



**1102/11 PROSPECT STREET BOX
HILL VIC 3128**

2 2 1

Sold Price **\$650,000** Sold Date **06-Oct-23**

Distance **0.42km**



**118/692 WHITEHORSE ROAD
MONT ALBERT VIC 3127**

2 2 1

Sold Price ^{RS} **\$638,000** Sold Date **04-Dec-23**

Distance **1.52km**

RS = Recent sale

UN = Undisclosed Sale

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