

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 307/761 Station Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$546,000 & \$600,000

Median sale price

Median price \$733,000 Property Type Unit Suburb Box Hill North

Period - From 17/07/2023 to 16/07/2024 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	1604/12 Nelson Rd BOX HILL 3128	\$610,000	05/03/2024
2	1105/999 Whitehorse Rd BOX HILL 3128	\$556,000	07/05/2024
3	306/761 Station St BOX HILL NORTH 3129	\$535,000	10/07/2024

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: 17/07/2024 16:54



 2  2  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$546,000 - \$600,000

Median Unit Price

17/07/2023 - 16/07/2024: \$733,000

Comparable Properties



1604/12 Nelson Rd BOX HILL 3128 (REI/VG)

Agent Comments

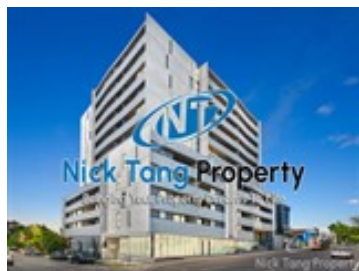
 2  2  1

Price: \$610,000

Method: Private Sale

Date: 05/03/2024

Property Type: Apartment



1105/999 Whitehorse Rd BOX HILL 3128 (REI/VG)

Agent Comments

 2  2  1

Price: \$556,000

Method: Private Sale

Date: 07/05/2024

Property Type: Apartment



306/761 Station St BOX HILL NORTH 3129 (REI)

Agent Comments

 2  2  1

Price: \$535,000

Method: Private Sale

Date: 10/07/2024

Property Type: Apartment