

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

12/724 Station Street, Box Hill Vic 3128

Indicative selling price

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

Single price

\$625,000

Median sale price

Median price

\$521,925

House

Unit

X

Suburb

Box Hill

Period - From

01/10/2017

to

30/09/2018

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	2/36 Bishop St BOX HILL 3128	\$633,000	17/11/2018
2	2/1 John St BOX HILL 3128	\$585,000	13/10/2018
3	13/910 Canterbury Rd BOX HILL SOUTH 3128	\$530,000	05/09/2018

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.



3
 1
 1

Rooms: 6

Property Type:

Agent Comments

Indicative Selling Price

\$625,000

Median Unit Price

Year ending September 2018: \$521,925

Comparable Properties

2/36 Bishop St BOX HILL 3128 (REI)

Agent Comments

2
 1
 2

Price: \$633,000

Method: Auction Sale

Date: 17/11/2018

Rooms: -

Property Type: Townhouse (Res)



2/1 John St BOX HILL 3128 (REI)

Agent Comments

2
 1
 2

Price: \$585,000

Method: Auction Sale

Date: 13/10/2018

Rooms: -

Property Type: Townhouse (Res)



13/910 Canterbury Rd BOX HILL SOUTH 3128 (REI)

Agent Comments

2
 1
 2

Price: \$530,000

Method: Sold Before Auction

Date: 05/09/2018

Rooms: 4

Property Type: Townhouse (Res)