

## 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

307/712 Station Street, Box Hill Vic 3128

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$365,000

## Median sale price

Median price \$485,000

House

Unit

X

Suburb

Box Hill

Period - From 01/07/2018

to

30/06/2019

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	201/1136 Whitehorse Rd BOX HILL 3128	\$380,000	24/06/2019
2	205/19 Wellington Rd BOX HILL 3128	\$350,000	01/05/2019
3	303/710 Station St BOX HILL 3128	\$340,000	06/08/2019

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.



**Rooms:**

**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**201/1136 Whitehorse Rd BOX HILL 3128 (REI)** Agent Comments



**Price:** \$380,000

**Method:** Private Sale

**Date:** 24/06/2019

**Rooms:** 2

**Property Type:** Apartment



**205/19 Wellington Rd BOX HILL 3128 (REI/VG)** Agent Comments



**Price:** \$350,000

**Method:** Private Sale

**Date:** 01/05/2019

**Rooms:** -

**Property Type:** Apartment

**303/710 Station St BOX HILL 3128 (REI)**

Agent Comments



**Price:** \$340,000

**Method:** Private Sale

**Date:** 06/08/2019

**Rooms:** 3

**Property Type:** Apartment