

# 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 G14/740 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)

Range between \$530,000 & \$580,000

### Median sale price

Median price \$584,000 Property Type Unit Suburb Box Hill

Period - From 01/07/2024 to 30/09/2024 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	1104/999 Whitehorse Rd BOX HILL 3128	\$590,000	03/10/2024
2	1711/545 Station St BOX HILL 3128	\$576,000	19/09/2024
3	407/36 Prospect St BOX HILL 3128	\$532,000	10/09/2024

**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: 12/11/2024 12:14



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$530,000 - \$580,000

**Median Unit Price**

September quarter 2024: \$584,000

## Comparable Properties



**1104/999 Whitehorse Rd BOX HILL 3128 (REI)**

Agent Comments

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**Price:** \$590,000

**Method:** Private Sale

**Date:** 03/10/2024

**Property Type:** Apartment



**1711/545 Station St BOX HILL 3128 (VG)**

Agent Comments

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**Price:** \$576,000

**Method:** Sale

**Date:** 19/09/2024

**Property Type:** Subdivided Flat - Single OYO Flat

**407/36 Prospect St BOX HILL 3128 (VG)**

Agent Comments

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**Price:** \$532,000

**Method:** Sale

**Date:** 10/09/2024

**Property Type:** Strata Unit/Flat

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