

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

406/761 Station Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$500,000 & \$539,000

Median sale price

Median price \$925,000

Property Type Unit

Suburb Box Hill North

Period - From 01/10/2020

to 30/09/2021

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	204/47 Harrow St BOX HILL 3128	\$530,000	13/08/2021
2	19/41 Harrow St BOX HILL 3128	\$515,000	19/05/2021
3	107/2-4 Kent Rd BOX HILL 3128	\$510,000	05/06/2021

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:

26/10/2021 09:12



2 2 1

Property Type: Apartment

Agent Comments

JM Lim

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Indicative Selling Price

\$500,000 - \$539,000

Median Unit Price

Year ending September 2021: \$925,000

Comparable Properties

204/47 Harrow St BOX HILL 3128 (VG)

Agent Comments

2 - -

Price: \$530,000

Method: Sale

Date: 13/08/2021

Property Type: Subdivided Flat - Single OYO Flat



19/41 Harrow St BOX HILL 3128 (REI/VG)

Agent Comments

2 2 1

Price: \$515,000

Method: Private Sale

Date: 19/05/2021

Property Type: Apartment



107/2-4 Kent Rd BOX HILL 3128 (REI)

Agent Comments

2 2 1

Price: \$510,000

Method: Auction Sale

Date: 05/06/2021

Property Type: Unit