Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

307/771 Station Street, Box Hill North Vic 3129
307

Indicative selling price

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

Range between	\$360,000	&	\$380,000
3	¥ ,		1

Median sale price

Median price	\$841,000	Pro	perty Type Un	it		Suburb	Box Hill North
Period - From	14/01/2024	to	13/01/2025	So	urce	Property	v Data

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

Add	Address of comparable property		Date of sale
1	202/81 Thames St BOX HILL 3128	\$375,000	10/09/2024
2	604/17 Arnold St BOX HILL 3128	\$385,000	08/09/2024
3	3/12 Oxford St BOX HILL 3128	\$360,000	19/07/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/01/2025 15:56









Property Type: Apartment Agent Comments

Indicative Selling Price \$360,000 - \$380,000 Median Unit Price 14/01/2024 - 13/01/2025: \$841,000

Comparable Properties

202/81 Thames St BOX HILL 3128 (VG)

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Agent Comments

Price: \$375,000 Method: Sale Date: 10/09/2024

Property Type: Subdivided Flat - Single OYO Flat



604/17 Arnold St BOX HILL 3128 (REI/VG)

1





a

Price: \$385,000 Method: Private Sale

Date: 08/09/2024 Property Type: Unit **Agent Comments**



3/12 Oxford St BOX HILL 3128 (REI/VG)

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3 1

Agent Comments

Price: \$360,000 Method: Private Sale Date: 19/07/2024

Property Type: Apartment

Account - Inline Real Estate | P: 03 85974262





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