

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

G06/761 Station Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$490,000

&

\$539,000

Median sale price

Median price \$740,500

Property Type Unit

Suburb Box Hill North

Period - From 10/01/2021

to

09/01/2022

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	24/41 Harrow St BOX HILL 3128	\$530,000	27/11/2021
2	107/95 Thames St BOX HILL 3128	\$500,000	05/08/2021
3	806/2-4 Archibald St BOX HILL 3128	\$495,000	11/11/2021

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:

10/01/2022 12:14

Ellie Gong
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2 2 2

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$490,000 - \$539,000
Median Unit Price
10/01/2021 - 09/01/2022: \$740,500

Comparable Properties



24/41 Harrow St BOX HILL 3128 (REI)

Agent Comments

2 2 1

Price: \$530,000
Method: Auction Sale
Date: 27/11/2021
Property Type: Apartment



107/95 Thames St BOX HILL 3128 (REI/VG)

Agent Comments

2 1 1

Price: \$500,000
Method: Private Sale
Date: 05/08/2021
Property Type: Apartment



806/2-4 Archibald St BOX HILL 3128 (REI)

Agent Comments

2 2 1

Price: \$495,000
Method: Private Sale
Date: 11/11/2021
Property Type: Apartment

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802