

# 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

809/710 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 \$500,000

&

\$525,000

### Median sale price

Median price \$533,500

Property Type Unit

Suburb Box Hill

Period - From 01/10/2018

to 30/09/2019

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	G13/740 Station St BOX HILL 3128	\$545,000	11/07/2019
2	103/19-21 Poplar St BOX HILL 3128	\$510,000	22/08/2019
3	404/1 Elland Av BOX HILL 3128	\$486,000	28/10/2019

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.~~

This Statement of Information was prepared on:

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**Property Type:** Strata Unit/Flat

**Land Size:** 1134 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$500,000 - \$525,000

**Median Unit Price**

Year ending September 2019: \$533,500

## Comparable Properties



**G13/740 Station St BOX HILL 3128 (REI/VG)**

**Agent Comments**



**Price:** \$545,000

**Method:** Private Sale

**Date:** 11/07/2019

**Rooms:** 3

**Property Type:** Apartment



**103/19-21 Poplar St BOX HILL 3128 (REI/VG)**

**Agent Comments**



**Price:** \$510,000

**Method:** Private Sale

**Date:** 22/08/2019

**Rooms:** 5

**Property Type:** Apartment



**404/1 Elland Av BOX HILL 3128 (REI)**

**Agent Comments**



**Price:** \$486,000

**Method:** Sold Before Auction

**Date:** 28/10/2019

**Property Type:** Apartment