

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

101/710 STATION STREET BOX HILL VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Box Hill

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

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 6 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

203/1136 WHITEHORSE ROAD BOX HILL VIC 3128	\$355,000	15-Apr-23
22/23-33 CAMBRIDGE STREET BOX HILL VIC 3128	\$350,000	21-Apr-23
304/710 STATION STREET BOX HILL VIC 3128	\$338,000	22-Feb-23

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 6 months.~~

This Statement of Information was prepared on: 25 May 2023



203/1136 WHITEHORSE ROAD BOX HILL VIC 3128 Sold Price **\$355,000** Sold Date **15-Apr-23**

 1  1  1

Distance **0.93km**



22/23-33 CAMBRIDGE STREET BOX HILL VIC 3128 Sold Price **\$350,000** Sold Date **21-Apr-23**

 1  1  1

Distance **0.54km**



304/710 STATION STREET BOX HILL VIC 3128 Sold Price **\$338,000** Sold Date **22-Feb-23**

 1  1  1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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