

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

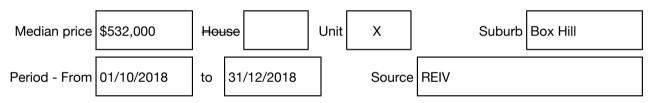
s 309/710 Station Street, Box Hill Vic 3128 d e

Indicative selling price

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

Range between \$500,000 & \$540,000	Range between	\$500,000	&	\$540,000	
-------------------------------------	---------------	-----------	---	-----------	--

Median sale price



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.

Ade	dress of comparable property	Price	Date of sale
1	1/7-9 Archibald St BOX HILL 3128	\$535,000	01/12/2018
2	205/81 Thames St BOX HILL 3128	\$532,000	07/12/2018
3	809/710 Station St BOX HILL 3128	\$490,000	01/08/2018

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.

Account - VICPROP

propertydata

Generated: 29/01/2019 12:50

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



Kelvin Leong 0451189888 kelvin.leong@vicprop.com.au





Rooms: Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$500,000 - \$540,000 Median Unit Price December quarter 2018: \$532,000

Comparable Properties



1 2 2 Price: \$535,000

1/7-9 Archibald St BOX HILL 3128 (REI)

Method: Auction Sale Date: 01/12/2018 Rooms: 5 Property Type: Apartment

Agent Comments

Agent Comments



Price: \$532,000 Method: Private Sale Date: 07/12/2018 Rooms: 3 Property Type: Apartment

2

809/710 Station St BOX HILL 3128 (VG)

205/81 Thames St BOX HILL 3128 (REI/VG)

D 1



'⊖ -

Agent Comments

Price: \$490,000 Method: Sale Date: 01/08/2018 Rooms: -

Property Type: House (Res) Land Size: 1134 sqm approx

Account - VICPROP

Generated: 29/01/2019 12:50

propertydata

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.