

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

2009/545 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

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$489,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Sep 2023

to

31 Aug 2024

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

209/801 WHITEHORSE ROAD MONT ALBERT VIC 3127	\$685,000	27-May-24
1706/545 STATION STREET BOX HILL VIC 3128	\$610,000	12-Aug-24
1602/11 PROSPECT STREET BOX HILL VIC 3128	\$635,271	02-Jul-24

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: 30 September 2024



**209/801 WHITEHORSE ROAD
 MONT ALBERT VIC 3127**

2 2 2

Sold Price

^{RS} **\$685,000**

Sold Date **27-May-24**

Distance **1.12km**



**1706/545 STATION STREET BOX
 HILL VIC 3128**

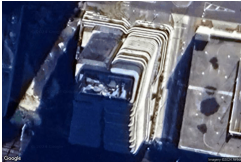
2 2 1

Sold Price

^{RS} **\$610,000**

Sold Date **12-Aug-24**

Distance **0.23km**



**1602/11 PROSPECT STREET BOX
 HILL VIC 3128**

2 2 -

Sold Price

\$635,271

Sold Date **02-Jul-24**

Distance **0.39km**

RS = Recent sale **UN** = Undisclosed Sale

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