

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

1507/545 Station Street, Box Hill Vic 3128

Indicative selling price

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

Single price \$760,000

Median sale price

Median price \$570,000

Property Type Unit

Suburb Box Hill

Period - From 01/07/2021

to 30/06/2022

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	6/86 Main St BLACKBURN 3130	\$760,000	28/08/2022
2	1/5 Suffolk Rd SURREY HILLS 3127	\$760,000	26/08/2022
3	6/3-5 Wreford Rd BLACKBURN SOUTH 3130	\$760,000	09/04/2022

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:

19/09/2022 00:05



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Property Type: Apartment

Agent Comments

Comparable Properties



6/86 Main St BLACKBURN 3130 (REI)

Agent Comments

2 1 1

Price: \$760,000

Method: Private Sale

Date: 28/08/2022

Property Type: Unit



1/5 Suffolk Rd SURREY HILLS 3127 (REI)

Agent Comments

2 1 1

Price: \$760,000

Method: Private Sale

Date: 26/08/2022

Property Type: Unit



6/3-5 Wreford Rd BLACKBURN SOUTH 3130 (REI)

Agent Comments

2 1 1

Price: \$760,000

Method: Auction Sale

Date: 09/04/2022

Property Type: Unit