

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

101/712 Station Street, Box Hill Vic 3128

Indicative selling price

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

Range between

\$430,000

&

\$470,000

Median sale price

Median price

\$519,500

Property Type

Unit

Suburb

Box Hill

Period - From

01/10/2022

to

31/12/2022

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	205/662 Whitehorse Rd MONT ALBERT 3127	\$475,000	25/10/2022
2	2219/850 Whitehorse Rd BOX HILL 3128	\$465,000	21/10/2022
3	502/1 Watts St BOX HILL 3128	\$458,000	20/10/2022

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:

01/02/2023 10:59



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Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



205/662 Whitehorse Rd MONT ALBERT 3127 (REI/VG)

Agent Comments

2 1 1

Price: \$475,000

Method: Private Sale

Date: 25/10/2022

Property Type: Unit



2219/850 Whitehorse Rd BOX HILL 3128 (REI/VG)

Agent Comments

2 1 1

Price: \$465,000

Method: Private Sale

Date: 21/10/2022

Property Type: Apartment



502/1 Watts St BOX HILL 3128 (REI)

Agent Comments

2 1 1

Price: \$458,000

Method: Private Sale

Date: 20/10/2022

Property Type: Unit