

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

3310/545 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

\$605,000

&

\$655,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jul 2023

to

30 Jun 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

410/545 STATION STREET BOX HILL VIC 3128	\$660,000	19-Jul-23
607/545 STATION STREET BOX HILL VIC 3128	\$670,000	30-Apr-23
1010/545 STATION STREET BOX HILL VIC 3128	\$600,000	04-Sep-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: 28 July 2024

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**410/545 STATION STREET BOX
HILL VIC 3128**

2 2 1

Sold Price **\$660,000** Sold Date **19-Jul-23**

Distance **0.01km**

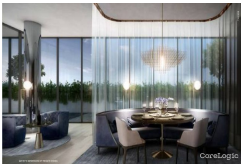


**607/545 STATION STREET BOX
HILL VIC 3128**

2 2 1

Sold Price **\$670,000** Sold Date **30-Apr-23**

Distance **0.01km**



**1010/545 STATION STREET BOX
HILL VIC 3128**

2 2 1

Sold Price **\$600,000** Sold Date **04-Sep-23**

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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