

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

104/761 Station Street, Box Hill North Vic 3129

Indicative selling price

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

Single price

\$420,000

Median sale price

Median price

\$857,500

Property Type

Unit

Suburb

Box Hill North

Period - From

13/01/2020

to

12/01/2021

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	104/33 Harrow St BOX HILL 3128	\$472,500	30/11/2020
2	7/7-9 Archibald St BOX HILL 3128	\$460,000	29/10/2020
3	102/546 Elgar Rd BOX HILL NORTH 3129	\$430,000	27/10/2020

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:

13/01/2021 10:49



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$420,000

Median Unit Price

13/01/2020 - 12/01/2021: \$857,500

Comparable Properties

104/33 Harrow St BOX HILL 3128 (VG)

Agent Comments

 2  -  -

Price: \$472,500

Method: Sale

Date: 30/11/2020

Property Type: Subdivided Flat - Single OYO Flat



7/7-9 Archibald St BOX HILL 3128 (VG)

Agent Comments

 2  -  -

Price: \$460,000

Method: Sale

Date: 29/10/2020

Property Type: Subdivided Flat - Single OYO Flat

102/546 Elgar Rd BOX HILL NORTH 3129 (VG)

Agent Comments

 2  -  -

Price: \$430,000

Method: Sale

Date: 27/10/2020

Property Type: Subdivided Flat - Single OYO Flat