

## 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

108/710 STATION STREET BOX HILL VIC 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$490,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$488,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Feb 2022

to

31 Jan 2023

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

413/33 HARROW STREET BOX HILL VIC 3128	\$485,000	05-Nov-22
301/1136 WHITEHORSE ROAD BOX HILL VIC 3128	\$485,000	27-Sep-22
6/764 WHITEHORSE ROAD MONT ALBERT VIC 3127	\$491,000	10-Jan-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: 14 February 2023



**413/33 HARROW STREET BOX  
HILL VIC 3128**

2 2 1

Sold Price

**\$485,000**

Sold Date **05-Nov-22**

Distance **0.49km**



**301/1136 WHITEHORSE ROAD BOX  
HILL VIC 3128**

2 2 1

Sold Price

Sold Date **27-Sep-22**

Distance **0.93km**



**6/764 WHITEHORSE ROAD MONT  
ALBERT VIC 3127**

2 1 1

Sold Price

<sup>RS</sup> **\$491,000**

Sold Date **10-Jan-23**

Distance **1.14km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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