

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

10/724 Station Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$555,000 Property Type Unit Suburb Box Hill

Period - From 01/10/2023 to 31/12/2023 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	1/2 Simpsons Rd BOX HILL 3128	\$718,500	18/11/2023
2	3/105 Albion Rd BOX HILL 3128	\$620,000	22/11/2023
3	2/30 Ashted Rd BOX HILL 3128	\$485,000	09/12/2023

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:

31/01/2024 13:02



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Property Type: UNIT
Land Size: 93 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
December quarter 2023: \$555,000

Comparable Properties



1/2 Simpsons Rd BOX HILL 3128 (REI)

Agent Comments

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Price: \$718,500
Method: Auction Sale
Date: 18/11/2023
Property Type: Unit
Land Size: 131 sqm approx



3/105 Albion Rd BOX HILL 3128 (REI/VG)

Agent Comments

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Price: \$620,000
Method: Private Sale
Date: 22/11/2023
Property Type: Unit
Land Size: 142 sqm approx



2/30 Ashted Rd BOX HILL 3128 (REI)

Agent Comments

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Price: \$485,000
Method: Auction Sale
Date: 09/12/2023
Property Type: Townhouse (Res)