

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

203/712-714 Station Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$460,000 Property Type Unit Suburb Box Hill

Period - From 01/01/2024 to 31/03/2024 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	805/712 Station St BOX HILL 3128	\$353,000	05/02/2024
2	805/710 Station St BOX HILL 3128	\$350,000	22/02/2024
3	308/712 Station St BOX HILL 3128	\$335,000	29/05/2024

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.~~

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Jay Trikha

03 8888 2000

0499 888 376

jtrikha@rtedgar.com.au

Indicative Selling Price

\$330,000 - \$360,000

Median Unit Price

March quarter 2024: \$460,000



Rooms: 2

Property Type: Apartment

Agent Comments

Comparable Properties



805/712 Station St BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$353,000

Method: Private Sale

Date: 05/02/2024

Property Type: Apartment



805/710 Station St BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 22/02/2024

Property Type: Apartment



308/712 Station St BOX HILL 3128 (REI)

Agent Comments



Price: \$335,000

Method: Private Sale

Date: 29/05/2024

Property Type: Apartment

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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