

# 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

3201/545 Station Street, Box Hill Vic 3128

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$700,000

#### Median sale price

Median price \$611,500

Property Type Unit

Suburb Box Hill

Period - From 01/07/2019

to 30/06/2020

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 | 2713/545 Station St BOX HILL 3128 | \$749,650 | 10/02/2020   |
| 2 | 3210/545 Station St BOX HILL 3128 | \$743,850 | 29/03/2020   |
| 3 | 2610/545 Station St BOX HILL 3128 | \$743,000 | 10/02/2020   |
| 4 | 3310/545 Station St BOX HILL 3128 | \$729,560 | 04/08/2020   |

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:

05/10/2020 15:21



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**Property Type:** Apartment

**Land Size:** 76 sqm approx

Agent Comments

**Indicative Selling Price**

\$700,000

**Median Unit Price**

Year ending June 2020: \$611,500

## Comparable Properties

2713/545 Station St BOX HILL 3128 (VG)

Agent Comments

2 - -

**Price:** \$749,650

**Method:** Sale

**Date:** 10/02/2020

**Property Type:** Strata Unit/Flat

3210/545 Station St BOX HILL 3128 (VG)

Agent Comments

2 - -

**Price:** \$743,850

**Method:** Sale

**Date:** 29/03/2020

**Property Type:** Strata Unit/Flat

2610/545 Station St BOX HILL 3128 (VG)

Agent Comments

2 - -

**Price:** \$743,000

**Method:** Sale

**Date:** 10/02/2020

**Property Type:** Strata Unit/Flat

3310/545 Station St BOX HILL 3128 (VG)

Agent Comments

 2    -    -

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**Price:** \$729,560

**Method:** Sale

**Date:** 04/08/2020

**Property Type:** Strata Unit/Flat

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**Account** - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.