

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 613/545 Station Street, Box Hill Vic 3128

Indicative selling price

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

Single price \$638,000

Median sale price

Median price \$1,650,000

Property Type House

Suburb Box Hill

Period - From 01/07/2023

to 30/06/2024

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	801/36 Prospect St BOX HILL 3128	\$630,000	16/07/2024
2	2306/828 Whitehorse Rd BOX HILL 3128	\$641,000	03/07/2024
3	1606/11 Prospect St BOX HILL 3128	\$642,000	29/04/2024

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.~~

This Statement of Information was prepared on:

11/09/2024 18:13



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Property Type: Apartment

Agent Comments

Approx. 73sqm Storage cage at the same level Car park B6 Body corp Approx. \$4100 p.a Council Rate Approx. \$989 p.a. Current rental \$710 / week

Indicative Selling Price

\$638,000

Median House Price

Year ending June 2024: \$1,650,000

Comparable Properties



801/36 Prospect St BOX HILL 3128 (VG)

Agent Comments

 2
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Price: \$630,000

Method: Sale

Date: 16/07/2024

Property Type: Strata Unit/Flat

2306/828 Whitehorse Rd BOX HILL 3128 (VG)

Agent Comments

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Price: \$641,000

Method: Sale

Date: 03/07/2024

Property Type: Subdivided Flat - Single OYO Flat

1606/11 Prospect St BOX HILL 3128 (VG)

Agent Comments

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Price: \$642,000

Method: Sale

Date: 29/04/2024

Property Type: Subdivided Flat - Single OYO Flat

Account - The One Real Estate (AU) | P: 03 7007 5707