

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

711/545 STATION STREET BOX HILL VIC 3128

Indicative selling price

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

Single Price

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Feb 2024

to

31 Jan 2025

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

17/41 HARROW STREET BOX HILL VIC 3128	\$555,000	19-Jan-25
605/11 PROSPECT STREET BOX HILL VIC 3128	\$551,382	29-Nov-24
613/545 STATION STREET BOX HILL VIC 3128	\$618,000	17-Jan-25

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: 24 February 2025

**MANDY LEE**

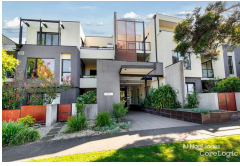
家誠地產

Eva Ye

P 0398989000

M 0433316682

E eva@mandylee.com.au

**17/41 HARROW STREET BOX HILL
VIC 3128**

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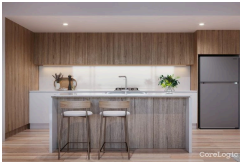
Sold Price

^{RS} **\$555,000** ^{UN}

Sold Date

19-Jan-25

Distance

0.38km**605/11 PROSPECT STREET BOX
HILL VIC 3128**

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Sold Price

\$551,382

Sold Date

29-Nov-24

Distance

0.4km**613/545 STATION STREET BOX
HILL VIC 3128**

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Sold Price

^{RS} **\$618,000** ^{UN}

Sold Date

17-Jan-25

Distance

0km**RS** = Recent sale**UN** = Undisclosed Sale

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