

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 805/710 Station Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$335,000 & \$355,000

Median sale price

Median price \$479,500 Property Type Unit Suburb Box Hill

Period - From 01/04/2023 to 30/06/2023 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	203/710 Station St BOX HILL 3128	\$353,000	09/05/2023
2	505/710 Station St BOX HILL 3128	\$340,000	18/08/2023
3	606/710 Station St BOX HILL 3128	\$332,000	25/08/2023

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: 13/10/2023 10:15



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$335,000 - \$355,000
Median Unit Price
June quarter 2023: \$479,500

Comparable Properties

203/710 Station St BOX HILL 3128 (VG)

Agent Comments



Price: \$353,000
Method: Sale
Date: 09/05/2023
Property Type: Subdivided Flat - Single OYO Flat



505/710 Station St BOX HILL 3128 (REI)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 18/08/2023
Property Type: Apartment



606/710 Station St BOX HILL 3128 (REI)

Agent Comments



Price: \$332,000
Method: Private Sale
Date: 25/08/2023
Property Type: Apartment