

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

1911/545 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

\$640,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Mar 2022

to

28 Feb 2023

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

606/9 ELLINGWORTH PARADE BOX HILL VIC 3128	\$639,000	28-Oct-22
1/29 JAMES STREET BOX HILL VIC 3128	\$656,000	09-Feb-23
807/828 WHITEHORSE ROAD BOX HILL VIC 3128	\$660,000	06-Oct-22

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: 20 March 2023



606/9 ELLINGWORTH PARADE BOX HILL VIC 3128

2 2 1

Sold Price

\$639,000

Sold Date

28-Oct-22

Distance

0.15km



1/29 JAMES STREET BOX HILL VIC 3128

2 2 1

Sold Price

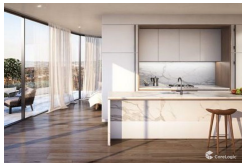
\$656,000

Sold Date

09-Feb-23

Distance

0.5km



807/828 WHITEHORSE ROAD BOX HILL VIC 3128

2 2 1

Sold Price

\$660,000

Sold Date

06-Oct-22

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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