

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

2013/545 Station Street, Box Hill Vic 3128

Indicative selling price

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

Single price \$650,000

Median sale price

Median price \$640,000

Property Type Unit

Suburb Box Hill

Period - From 01/01/2021

to 31/12/2021

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	50/781 Whitehorse Rd MONT ALBERT 3127	\$749,000	03/11/2021
2	14/24 Rose St BOX HILL 3128	\$688,000	09/11/2021
3	105/47 Harrow St BOX HILL 3128	\$661,500	15/10/2021

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:

08/02/2022 09:59



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$650,000
Median Unit Price
Year ending December 2021: \$640,000

Comparable Properties



50/781 Whitehorse Rd MONT ALBERT 3127 (REI/VG)

Agent Comments



Price: \$749,000
Method: Sold Before Auction
Date: 03/11/2021
Property Type: Apartment



14/24 Rose St BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$688,000
Method: Private Sale
Date: 09/11/2021
Rooms: 5
Property Type: Apartment

105/47 Harrow St BOX HILL 3128 (VG)

Agent Comments



Price: \$661,500
Method: Sale
Date: 15/10/2021
Property Type: Subdivided Flat - Single OYO Flat