

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

G04/746 Station Street, Box Hill Vic 3128

Indicative selling price

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

Single price

\$588,000

Median sale price

Median price

\$643,500

Property Type

Unit

Suburb

Box Hill

Period - From

01/10/2020

to

30/09/2021

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.

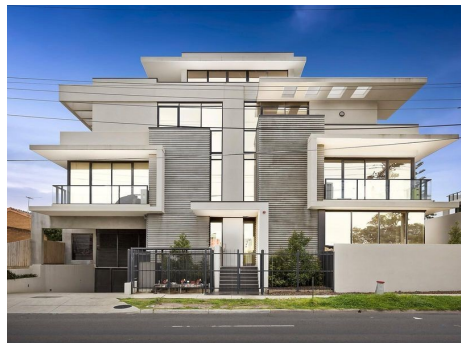
	Address of comparable property	Price	Date of sale
1	G02/17 Poplar St BOX HILL 3128	\$570,000	06/10/2021
2	2101/545 Station St BOX HILL 3128	\$567,000	30/06/2021
3	2101/545 Station St BOX HILL 3128	\$567,000	30/06/2021

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:

26/10/2021 09:29



2 2 1

Property Type: Apartment

Agent Comments

JM Lim

03 9889 8800

0476 784 585

joominglim@mcgrath.com.au

Indicative Selling Price

\$588,000

Median Unit Price

Year ending September 2021: \$643,500

Comparable Properties



G02/17 Poplar St BOX HILL 3128 (REI)

Agent Comments

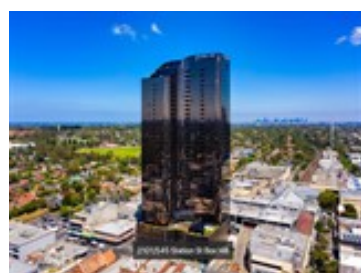
3 2 1

Price: \$570,000

Method: Private Sale

Date: 06/10/2021

Property Type: Apartment



2101/545 Station St BOX HILL 3128 (REI/VG)

Agent Comments

2 2 -

Price: \$567,000

Method: Private Sale

Date: 30/06/2021

Property Type: Apartment



2101/545 Station St BOX HILL 3128 (REI/VG)

Agent Comments

2 2 -

Price: \$567,000

Method: Private Sale

Date: 30/06/2021

Property Type: Apartment

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802