### 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

605/712 Station Street, Box Hill Vic 3128

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$330,000		&		\$360,000			
Median sale p	rice							
Median price	\$546,000	Pro	operty Type	Unit			Suburb	Box Hill
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	103/19 Wellington Rd BOX HILL 3128	\$315,000	15/03/2024
2	805/710 Station St BOX HILL 3128	\$350,000	22/02/2024
3	805/712 Station St BOX HILL 3128	\$353,000	05/02/2024

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:

24/10/2024 10:24



605/712 Station Street, Box Hill Vic 3128

# **McGrath**





Property Type: Apartment Agent Comments

Joo Ming (JM) Lim 03 9889 8800 0476 784 585 joominglim@mcgrath.com.au

**Indicative Selling Price** \$330,000 - \$360,000 **Median Unit Price** Year ending September 2024: \$546,000

## **Comparable Properties**



103/19 Wellington Rd BOX HILL 3128 (REI/VG) Agent Comments



Method: Private Sale Date: 15/03/2024 Property Type: Unit

Price: \$315,000

805/710 Station St BOX HILL 3128 (REI/VG)

Agent Comments

Agent Comments



Price: \$350,000 Method: Private Sale Date: 22/02/2024 Property Type: Apartment

805/712 Station St BOX HILL 3128 (REI/VG)



Price: \$353.000 Method: Private Sale Date: 05/02/2024 Property Type: Apartment

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



propertydata

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