Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2611/545 Station Street, Box Hill Vic 3128

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$650,000		&		\$715,000			
Median sale p	rice							
Median price	\$576,908	Pro	operty Type	Unit			Suburb	Box Hill
Period - From	07/08/2023	to	06/08/2024		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 sixmonths 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	2203/828 Whitehorse Rd BOX HILL 3128	\$675,000	05/06/2024
2			
3			

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.

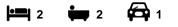
This Statement of Information was prepared on:

07/08/2024 12:08









Property Type: Apartment Agent Comments

Indicative Selling Price \$650,000 - \$715,000 Median Unit Price 07/08/2023 - 06/08/2024: \$576,908

Comparable Properties

2203/828 Whitehorse Rd BOX HILL 3128 (VG) Agent Comments



Price: \$675,000 Method: Sale Date: 05/06/2024 Property Type: Subdivided Flat - Single OYO Flat

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.

Account - Barry Plant | P: 03 9803 0400



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