

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

2611/545 Station Street, Box Hill Vic 3128

Indicative selling price

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

Range between

\$650,000

&

\$715,000

Median sale price

Median price

\$576,908

Property Type

Unit

Suburb

Box Hill

Period - From

07/08/2023

to

06/08/2024

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	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



 2  2  1

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**

 2  -  -

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