

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 5/455 Station Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$350,000 & \$380,000

Median sale price

Median price \$479,500 Property Type Unit Suburb Box Hill

Period - From 01/04/2023 to 30/06/2023 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	306/1 Sergeant St BLACKBURN 3130	\$380,000	10/05/2023
2	3/32 Ashted Rd BOX HILL 3128	\$365,000	18/04/2023
3	16/7-9 Archibald St BOX HILL 3128	\$350,000	20/06/2023

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.~~

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Indicative Selling Price

\$350,000 - \$380,000

Median Unit Price

June quarter 2023: \$479,500



Rooms: 2

Property Type: Unit

Agent Comments

Comparable Properties



306/1 Sergeant St BLACKBURN 3130 (REI/VG) Agent Comments



Price: \$380,000

Method: Sold Before Auction

Date: 10/05/2023

Property Type: Unit



3/32 Ashted Rd BOX HILL 3128 (REI/VG) Agent Comments



Price: \$365,000

Method: Private Sale

Date: 18/04/2023

Property Type: Unit



16/7-9 Archibald St BOX HILL 3128 (REI) Agent Comments



Price: \$350,000

Method: Private Sale

Date: 20/06/2023

Property Type: Apartment

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