

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

204/740 Station Street Box Hill VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

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 6 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

202/761 Station Street Box Hill North VIC 3129	\$490,000	08-Jul-21
2223/850 Whitehorse Road Box Hill VIC 3128	\$488,000	03-May-21
11/1072 Whitehorse Road Box Hill VIC 3128	\$465,000	14-May-21

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 6 months.~~

This Statement of Information was prepared on: 07 October 2021



202/761 Station Street Box Hill North VIC 3129

2 1 1

Sold Price

\$490,000

Sold Date

08-Jul-21

Distance

0.2km



2223/850 Whitehorse Road Box Hill VIC 3128

2 1 1

Sold Price

\$488,000

Sold Date

03-May-21

Distance

0.63km



11/1072 Whitehorse Road Box Hill VIC 3128

2 1 1

Sold Price

\$465,000

Sold Date

14-May-21

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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