### 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 507/712 Station Street, Box Hill Vic 3128

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$495,000		&		\$535,000			
Median sale pi	rice							
Median price	\$478,500	Pro	operty Type	Unit			Suburb	Box Hill
Period - From	01/10/2022	to	30/09/2023		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	2702/545 Station St BOX HILL 3128	\$535,000	21/09/2023
2	818/850 Whitehorse Rd BOX HILL 3128	\$520,000	01/09/2023
3	5/764 Whitehorse Rd MONT ALBERT 3127	\$520,000	01/12/2023

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.

This Statement of Information was prepared on:

19/12/2023 13:08



507/712 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 \$495,000 - \$535,000 Median Unit Price Year ending September 2023: \$478,500

## **Comparable Properties**



2702/545 Station St BOX HILL 3128 (REI/VG)



Price: \$535,000 Method: Private Sale Date: 21/09/2023 Property Type: Apartment



818/850 Whitehorse Rd BOX HILL 3128 (REI/VG) Agent Comments

Agent Comments



Price: \$520,000 Method: Private Sale Date: 01/09/2023 Property Type: Apartment



5/764 Whitehorse Rd MONT ALBERT 3127 (REI)

 Agent Comments

Price: \$520,000 Method: Private Sale Date: 01/12/2023 Property Type: Apartment

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





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