

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

702/710 Station Street, Box Hill Vic 3128

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$350,000

&

\$380,000

Median sale price

Median price

\$497,500

House

Unit

X

Suburb

Box Hill

Period - From

01/01/2018

to

31/12/2018

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	307/740 Station St BOX HILL 3128	\$361,000	22/01/2019
2	G11/740 Station St BOX HILL 3128	\$360,000	13/12/2018
3	G08/761-771 Station St BOX HILL NORTH 3129	\$355,000	28/11/2018

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.

**Rooms:****Property Type:** Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$350,000 - \$380,000

Median Unit Price

Year ending December 2018: \$497,500

Comparable Properties

307/740 Station St BOX HILL 3128 (REI/VG)

Agent Comments

**Price:** \$361,000**Method:** Private Sale**Date:** 22/01/2019**Rooms:** -**Property Type:** Apartment**G11/740 Station St BOX HILL 3128 (VG)**

Agent Comments

**Price:** \$360,000**Method:** Sale**Date:** 13/12/2018**Rooms:** -**Property Type:** Flat/Unit/Apartment (Res)**G08/761-771 Station St BOX HILL NORTH 3129 (REI/VG)**

Agent Comments

**Price:** \$355,000**Method:** Private Sale**Date:** 28/11/2018**Rooms:** -**Property Type:** Apartment