

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

803/710 Station Street, Box Hill Vic 3128

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

Range between \$495,000

&

\$525,000

Median sale price

Median price \$520,775

House

Unit

X

Suburb

Box Hill

Period - From 01/04/2018

to

31/03/2019

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	1/7-9 Archibald St BOX HILL 3128	\$535,000	01/12/2018
2	205/81 Thames St BOX HILL 3128	\$532,000	07/12/2018
3	704/1 Elland Av BOX HILL 3128	\$491,000	09/03/2019

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

\$495,000 - \$525,000

Median Unit Price

Year ending March 2019: \$520,775

Comparable Properties

**1/7-9 Archibald St BOX HILL 3128 (REI/VG)**

Agent Comments

Price: \$535,000**Method:** Auction Sale**Date:** 01/12/2018**Rooms:** 5**Property Type:** Apartment**205/81 Thames St BOX HILL 3128 (REI/VG)**

Agent Comments

Price: \$532,000**Method:** Private Sale**Date:** 07/12/2018**Rooms:** 3**Property Type:** Apartment**704/1 Elland Av BOX HILL 3128 (REI)**

Agent Comments

Price: \$491,000**Method:** Auction Sale**Date:** 09/03/2019**Rooms:** 3**Property Type:** Apartment