

# 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 805/712 Station Street, Box Hill Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$340,000 & \$370,000

### Median sale price

Median price \$478,500 Property Type Unit Suburb Box Hill

Period - From 01/10/2022 to 30/09/2023 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	5/455 Station St BOX HILL 3128	\$365,000	10/09/2023
2	401/712 Station St BOX HILL 3128	\$356,000	24/07/2023
3	101/5-7 Irving Av BOX HILL 3128	\$345,000	12/12/2023

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.~~

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**Indicative Selling Price**

\$340,000 - \$370,000

**Median Unit Price**

Year ending September 2023: \$478,500



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**5/455 Station St BOX HILL 3128 (REI/VG)**

Agent Comments



**Price:** \$365,000

**Method:** Private Sale

**Date:** 10/09/2023

**Property Type:** Apartment



**401/712 Station St BOX HILL 3128 (VG)**

Agent Comments



**Price:** \$356,000

**Method:** Sale

**Date:** 24/07/2023

**Property Type:** Subdivided Flat - Single OYO Flat



**101/5-7 Irving Av BOX HILL 3128 (REI)**

Agent Comments



**Price:** \$345,000

**Method:** Private Sale

**Date:** 12/12/2023

**Property Type:** Apartment

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