

## Statement of Information

Sections 47AF of the *Estate Agents Act 1980*



**317/712 Station St**

**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) (\*Delete single price or range as applicable)

Single price \$  or range between \$ 330,000 &  \$ 360,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$ 530,000 \*House ☐ \*Unit ☒ Suburb  Box Hill, VIC 3128

Period - From  01/06/2021 to  31/05/2022 Source  Proptrack Australia

### Comparable property sales

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. 210/712 Station St, Box Hill, VIC 3128	\$ 345,000	3 Mar 2022
2. 307/710 Station St, Box Hill, VIC 3128	\$ 325,000	20 Jan 2022
3. 608/5-7 Irving Ave, Box Hill, VIC 3128	\$ 353,000	2 Nov 2021