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	403/545 Station Street Box Hill VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$580,000	&	$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$520,000	Property type	Unit	Suburb	Box Hill
Period-from	01 Sep 2020	to	31 Aug 2021	Source	Corelogic

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 6 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
1406/545 Station Street Box Hill VIC 3128	$626,000	01-May-21
2101/545 Station Street Box Hill VIC 3128	$567,000	25-Jun-21
3201/545 Station Street Box Hill VIC 3128	$640,000	17-May-21

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 6 months.~~

This Statement of Information was prepared on: 28 September 2021

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1406/545 Station Street Box Hill VIC 3128

2 2 1

Sold Price **$626,000** Sold Date **01-May-21**

Distance **-**



2101/545 Station Street Box Hill VIC 3128

2 2 1

Sold Price **$567,000** Sold Date **25-Jun-21**

Distance **-**



3201/545 Station Street Box Hill VIC 3128

2 2 1

Sold Price **$640,000** Sold Date **17-May-21**

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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