

## 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

3206/545 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) (\*Delete single price or range as applicable)

Single Price

\$695,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jun 2021

to

31 May 2022

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

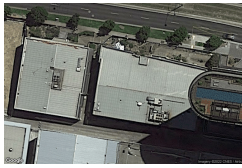
Date of sale

1303/828 WHITEHORSE ROAD BOX HILL VIC 3128	\$686,500	08-Jan-22
2403/828 WHITEHORSE ROAD BOX HILL VIC 3128	\$718,500	15-Mar-22
3202/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$750,000	21-May-22

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: 13 June 2022



**1303/828 WHITEHORSE ROAD  
BOX HILL VIC 3128**

 2  -  -

Sold Price **\$686,500** Sold Date **08-Jan-22**

Distance **0.57km**



**2403/828 WHITEHORSE ROAD  
BOX HILL VIC 3128**

 2  -  -

Sold Price **\$718,500** Sold Date **15-Mar-22**

Distance **0.57km**



**3202/850 WHITEHORSE ROAD  
BOX HILL VIC 3128**

 2  2  2

Sold Price <sup>RS</sup> **\$750,000** Sold Date **21-May-22**

Distance **0.46km**

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

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