

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

210/712 Station Street, Box Hill Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$345,000 & \$379,500

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	206/1 Sergeant St BLACKBURN 3130	\$370,000	25/05/2023
2	5/455 Station St BOX HILL 3128	\$365,000	10/09/2023
3	401/712 Station St BOX HILL 3128	\$356,000	24/07/2023

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.~~

This Statement of Information was prepared on:

14/11/2023 14:07



1
 1
 1

Rooms: 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$345,000 - \$379,500

Median Unit Price

Year ending September 2023: \$478,500

Comparable Properties



206/1 Sergeant St BLACKBURN 3130 (REI/VG) Agent Comments

1
 1
 1

Price: \$370,000

Method: Private Sale

Date: 25/05/2023

Property Type: Apartment



5/455 Station St BOX HILL 3128 (REI)

Agent Comments

1
 1
 1

Price: \$365,000

Method: Private Sale

Date: 10/09/2023

Property Type: Apartment



401/712 Station St BOX HILL 3128 (VG)

Agent Comments

1
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Price: \$356,000

Method: Sale

Date: 24/07/2023

Property Type: Subdivided Flat - Single OYO Flat

Account - VICPROP