

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

803/710 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Oct 2021

to

30 Sep 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

108/21 CAMBRIDGE STREET BOX HILL VIC 3128	\$500,000	17-May-22
3106/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$499,000	01-Aug-22
3/37 BISHOP STREET BOX HILL VIC 3128	\$500,000	02-Sep-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: 28 October 2022



108/21 CAMBRIDGE STREET BOX HILL VIC 3128

2 1 1

Sold Price

\$500,000

Sold Date **17-May-22**

Distance **0.51km**



3106/850 WHITEHORSE ROAD BOX HILL VIC 3128

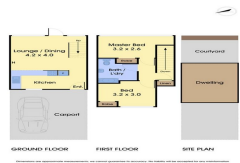
2 1 1

Sold Price

^{RS} **\$499,000**

Sold Date **01-Aug-22**

Distance **0.51km**



3/37 BISHOP STREET BOX HILL VIC 3128

2 1 1

Sold Price

^{RS} **\$500,000**

Sold Date **02-Sep-22**

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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