

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

2101/545 Station Street, Box Hill Vic 3128

Indicative selling price

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

Single price \$578,000

Median sale price

Median price \$749,000

Property Type Unit

Suburb Box Hill

Period - From 01/01/2021

to 31/03/2021

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	2413/545 Station St BOX HILL 3128	\$685,000	11/01/2021
2	1610/545 Station St BOX HILL 3128	\$600,000	29/03/2021
3	8/750 Station St BOX HILL 3128	\$575,000	01/03/2021

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:

18/05/2021 23:28

**Property Type:** Apartment**Land Size:** 76 sqm approx

Agent Comments

Indicative Selling Price

\$578,000

Median Unit Price

March quarter 2021: \$749,000

Comparable Properties

2413/545 Station St BOX HILL 3128 (VG)

Agent Comments

**Price:** \$685,000**Method:** Sale**Date:** 11/01/2021**Property Type:** Subdivided Flat - Single OYO Flat**1610/545 Station St BOX HILL 3128 (VG)**

Agent Comments

**Price:** \$600,000**Method:** Sale**Date:** 29/03/2021**Property Type:** Subdivided Flat - Single OYO Flat**8/750 Station St BOX HILL 3128 (VG)**

Agent Comments

**Price:** \$575,000**Method:** Sale**Date:** 01/03/2021**Property Type:** Subdivided Flat - Single OYO Flat