Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for s	ale
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Address	507/712 Station Street, Box Hill Vic 3128
Including suburb and	
postcode	

Indicative selling price

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

Range between \$420,000 & \$450,000	
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Median sale price

Median price	\$546,000	Pro	perty Type Un	t		Suburb	Box Hill
Period - From	01/10/2023	to	30/09/2024	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	3105/850 Whitehorse Rd BOX HILL 3128	\$460,000	12/08/2024
2	1510/850 Whitehorse Rd BOX HILL 3128	\$475,000	08/07/2024
3	104/710 Station St BOX HILL 3128	\$430,000	27/06/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

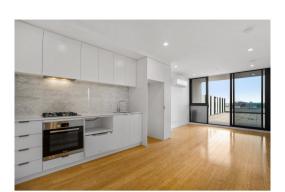
This Statement of Information was prepared on:	11/11/2024 12:08



McGrath

Joo Ming (JM) Lim 03 9889 8800 0476 784 585 joominglim@mcgrath.com.au

Indicative Selling Price \$420,000 - \$450,000 **Median Unit Price** Year ending September 2024: \$546,000





Property Type: Apartment **Agent Comments**

Comparable Properties



3105/850 Whitehorse Rd BOX HILL 3128 (REI/VG)

2

Price: \$460,000 Method: Private Sale Date: 12/08/2024

Property Type: Apartment

Agent Comments



1510/850 Whitehorse Rd BOX HILL 3128 (REI/VG)

2



Agent Comments

Price: \$475,000 Method: Private Sale Date: 08/07/2024

Property Type: Apartment



104/710 Station St BOX HILL 3128 (REI/VG)

Agent Comments

Price: \$430,000 Method: Private Sale Date: 27/06/2024

Property Type: Apartment

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



