

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

907/710 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

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jan 2022

to

31 Dec 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

413/33 HARROW STREET BOX HILL VIC 3128	\$485,000	05-Nov-22
204/19-21 POPLAR STREET BOX HILL VIC 3128	\$500,000	29-Jul-22
301/1136 WHITEHORSE ROAD BOX HILL VIC 3128	\$485,000	27-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: 20 January 2023



413/33 HARROW STREET BOX HILL VIC 3128

Sold Price

RS

\$485,000

Sold Date

05-Nov-22

2

2

1

Distance

0.49km

204/19-21 POPLAR STREET BOX HILL VIC 3128

Sold Price

\$500,000

Sold Date

29-Jul-22

2

2

1

Distance

0.74km

301/1136 WHITEHORSE ROAD BOX HILL VIC 3128

Sold Price

\$485,000

Sold Date

27-Sep-22

2

2

1

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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