

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

8/724-730 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Mar 2020

to

28 Feb 2021

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

7/56 Windsor Crescent Surrey Hills VIC 3127	\$770,000	03-May-20
2/40 Barkly Street Box Hill VIC 3128	\$740,000	23-Jan-21
10/1 Via Media Box Hill VIC 3128	\$643,800	17-Oct-20

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.~~

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7/56 Windsor Crescent Surrey Hills VIC 3127

Sold Price

\$770,000

Sold Date **03-May-20**

3 1 1

Distance **1.92km**



2/40 Barkly Street Box Hill VIC 3128

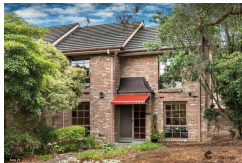
Sold Price

\$740,000

Sold Date **23-Jan-21**

3 1 1

Distance **1.23km**



10/1 Via Media Box Hill VIC 3128

Sold Price

\$643,800

Sold Date **17-Oct-20**

3 1 1

Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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