

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

808/545 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

\$860,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Sep 2023

to

31 Aug 2024

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

908/545 STATION STREET BOX HILL VIC 3128	\$880,000	13-Sep-23
408/11 PROSPECT STREET BOX HILL VIC 3128	\$916,378	08-Dec-23
2601/828 WHITEHORSE ROAD BOX HILL VIC 3128	\$901,800	08-Mar-24

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: 02 September 2024

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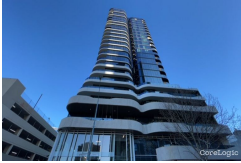


**908/545 STATION STREET BOX
HILL VIC 3128**

3 2 2

Sold Price **\$880,000** Sold Date **13-Sep-23**

Distance **0km**



**408/11 PROSPECT STREET BOX
HILL VIC 3128**

3 2 2

Sold Price **\$916,378** Sold Date **08-Dec-23**

Distance **0.39km**



**2601/828 WHITEHORSE ROAD
BOX HILL VIC 3128**

3 2 2

Sold Price **\$901,800** Sold Date **08-Mar-24**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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