

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

809/710 Station Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$485,000

&

\$530,000

Median sale price

Median price \$557,500

House

Unit

X

Suburb

Box Hill

Period - From 01/04/2017

to

31/03/2018

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	G14/740 Station St BOX HILL 3128	\$538,000	26/03/2018
2	405/2-4 Archibald St BOX HILL 3128	\$506,000	17/03/2018
3	104/750 Station St BOX HILL 3128	\$490,000	22/02/2018

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.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$485,000 - \$530,000

Median Unit Price

Year ending March 2018: \$557,500

Comparable Properties



G14/740 Station St BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$538,000

Method: Private Sale

Date: 26/03/2018

Rooms: -

Property Type: Apartment

Land Size: 1470 sqm approx

405/2-4 Archibald St BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$506,000

Method: Auction Sale

Date: 17/03/2018

Rooms: -

Property Type: Apartment



104/750 Station St BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 22/02/2018

Rooms: 4

Property Type: Apartment