

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

1509/545 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

\$595,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jun 2023

to

31 May 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

906/999 WHITEHORSE ROAD BOX HILL VIC 3128	\$620,000	05-Jan-24
28/41 HARROW STREET BOX HILL VIC 3128	\$610,000	02-May-24
204/3 THIELE COURT BLACKBURN VIC 3130	\$610,000	24-May-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: 24 June 2024



906/999 WHITEHORSE ROAD BOX HILL VIC 3128

Sold Price

\$620,000 Sold Date **05-Jan-24**

 2  2  1

Distance **0.31km**



28/41 HARROW STREET BOX HILL VIC 3128

Sold Price

^{RS} **\$610,000** Sold Date **02-May-24**

 2  2  1

Distance **0.37km**

204/3 THIELE COURT BLACKBURN VIC 3130

Sold Price

Sold Date **24-May-24**

 2  2  1

Distance **1.51km**

RS = Recent sale

UN = Undisclosed Sale

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