

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

102/710 Station Street, Box Hill Vic 3128

Indicative selling price

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

Single price

\$299,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Box Hill

Period - From

01/07/2022

to

30/09/2022

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	809/712 Station St BOX HILL 3128	\$338,000	02/08/2022
2	317/712 Station St BOX HILL 3128	\$335,000	02/09/2022
3	101/394-398 Middleborough Rd BLACKBURN 3130	\$312,500	01/10/2022

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.~~

This Statement of Information was prepared on:

25/10/2022 19:01



 1
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$299,000

Median Unit Price

September quarter 2022: \$600,000

Comparable Properties



809/712 Station St BOX HILL 3128 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$338,000

Method: Private Sale

Date: 02/08/2022

Property Type: Unit

317/712 Station St BOX HILL 3128 (VG)

Agent Comments

 1
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Price: \$335,000

Method: Sale

Date: 02/09/2022

Property Type: Subdivided Flat - Single OYO Flat



101/394-398 Middleborough Rd BLACKBURN 3130 (REI)

Agent Comments

 1
  1
  1

Price: \$312,500

Method: Private Sale

Date: 01/10/2022

Property Type: Apartment

Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997