

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

503/712-714 Station Street, Box Hill Vic 3128

Indicative selling price

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

Range between

\$450,000

&

\$495,000

Median sale price

Median price

\$523,500

Property Type

Unit

Suburb

Box Hill

Period - From

30/08/2020

to

29/08/2021

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	413/545 Station St BOX HILL 3128	\$480,000	01/03/2021
2	20/1072 Whitehorse Rd BOX HILL 3128	\$465,000	09/04/2021
3			

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:

30/08/2021 15:00



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

30/08/2020 - 29/08/2021: \$523,500

Comparable Properties

413/545 Station St BOX HILL 3128 (VG)

Agent Comments

 2  -  -

Price: \$480,000

Method: Sale

Date: 01/03/2021

Property Type: Subdivided Flat - Single OYO Flat



20/1072 Whitehorse Rd BOX HILL 3128 (REI/VG)

Agent Comments

 2  1  1

Price: \$465,000

Method: Private Sale

Date: 09/04/2021

Rooms: 5

Property Type: Unit

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.

Account - Barry Plant | P: 03 9842 8888