

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

109/740 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$456,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Nov 2018

to

31 Oct 2019

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

304/740 Station Street Box Hill VIC 3128	\$440,000	18-Nov-18
105/761 Station Street Box Hill North VIC 3129	\$455,000	01-Jul-19
207/740 Station Street Box Hill VIC 3128	\$470,000	10-Jul-18

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: 21 November 2019



304/740 Station Street Box Hill VIC 3128 Sold Price **\$440,000** Sold Date **18-Nov-18**

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Distance -



105/761 Station Street Box Hill North VIC 3129 Sold Price **\$455,000** Sold Date **01-Jul-19**

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Distance **0.2km**



207/740 Station Street Box Hill VIC 3128 Sold Price **\$470,000** Sold Date **10-Jul-18**

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Distance -

RS = Recent sale UN = Undisclosed Sale

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