

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

3402/545 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,500

Property type

Unit

Suburb

Box Hill

Period-from

01 Jan 2021

to

31 Dec 2021

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

101/47 Harrow Street Box Hill VIC 3128	\$733,000	13-Dec-21
14/24 Rose Street Box Hill VIC 3128	\$688,000	09-Nov-21
305/109-111 Carrington Road Box Hill VIC 3128	\$640,000	10-Nov-21

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: 06 January 2022



101/47 Harrow Street Box Hill VIC 3128

Sold Price

^{RS} **\$733,000**

Sold Date

13-Dec-21

 2  2  1

Distance

0.44km



14/24 Rose Street Box Hill VIC 3128

Sold Price

^{RS} **\$688,000** ^{UN}

Sold Date

09-Nov-21

 2  2  1

Distance

0.65km



305/109-111 Carrington Road Box Hill VIC 3128

Sold Price

\$640,000

Sold Date

10-Nov-21

 2  2  1

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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