

# 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

3204/545 Station Street, Box Hill Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$648,800

### Median sale price

Median price \$530,000

Property Type Unit

Suburb Box Hill

Period - From 20/08/2022

to

19/08/2023

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 | 607/545 Station St BOX HILL 3128  | \$670,000 | 30/04/2023   |
| 2 | 410/545 Station St BOX HILL 3128  | \$660,000 | 19/07/2023   |
| 3 | 1911/545 Station St BOX HILL 3128 | \$639,000 | 19/04/2023   |

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:

20/08/2023 12:57



 2   
  2   
  1

**Property Type:** Apartment

**Agent Comments**

OC fees approx. \$4100 p.a Council rate approx. \$1105 p.a

**Indicative Selling Price**

\$648,800

**Median Unit Price**

20/08/2022 - 19/08/2023: \$530,000

## Comparable Properties



**607/545 Station St BOX HILL 3128 (REI/VG)**

**Agent Comments**

 2   
  2   
  1

**Price:** \$670,000

**Method:** Private Sale

**Date:** 30/04/2023

**Property Type:** Apartment

**410/545 Station St BOX HILL 3128 (VG)**

**Agent Comments**

 2   
  -   
  -

**Price:** \$660,000

**Method:** Sale

**Date:** 19/07/2023

**Property Type:** Subdivided Flat - Single OYO Flat



**1911/545 Station St BOX HILL 3128 (REI/VG)**

**Agent Comments**

 2   
  2   
  1

**Price:** \$639,000

**Method:** Private Sale

**Date:** 19/04/2023

**Property Type:** Apartment