

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

910/545 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

\$680,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Box Hill

Period-from

01 May 2023

to

30 Apr 2024

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

1906/545 STATION STREET BOX HILL VIC 3128	635000	06-Mar-24
604/36 PROSPECT STREET BOX HILL VIC 3128	650000	03-Apr-24
1003/17 ARNOLD STREET BOX HILL VIC 3128	780000	22-Feb-24

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: 31 May 2024



**1906/545 STATION STREET BOX
 HILL VIC 3128**

 2  2  1

Sold Price

^{RS} **635000**

Sold Date **06-Mar-24**

Distance **0.03km**



**604/36 PROSPECT STREET BOX
 HILL VIC 3128**

 2  2  1

Sold Price

^{RS} **650000** ^{UN}

Sold Date **03-Apr-24**

Distance **0.58km**



**1003/17 ARNOLD STREET BOX
 HILL VIC 3128**

 2  2  1

Sold Price

780000

Sold Date **22-Feb-24**

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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