

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

203/710 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

\$349,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Box Hill

Period-from

01 May 2022

to

30 Apr 2023

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

| | | |
|--|-----------|-----------|
| 304/710 STATION STREET BOX HILL VIC 3128 | \$338,000 | 22-Feb-23 |
| 104/771 STATION STREET BOX HILL NORTH VIC 3129 | \$323,000 | 02-Feb-23 |
| 111/1 ARCHIBALD STREET BOX HILL VIC 3128 | \$341,000 | 17-Nov-22 |

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: 02 May 2023



304/710 STATION STREET BOX HILL VIC 3128

 1
  1
  1

Sold Price **\$338,000** Sold Date **22-Feb-23**

Distance **0km**



104/771 STATION STREET BOX HILL NORTH VIC 3129

 1
  1
  1

Sold Price ^{RS} **\$323,000** Sold Date **02-Feb-23**

Distance **0.43km**



111/1 ARCHIBALD STREET BOX HILL VIC 3128

 1
  1
  1

Sold Price **\$341,000** Sold Date **17-Nov-22**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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