

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

2706/545 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Box Hill

Period-from

01 May 2019

to

30 Apr 2020

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

2601/545 Station Street Box Hill VIC 3128	\$603,000	17-Mar-20
545 Station Street Box Hill VIC 3128	\$663,000	22-Jan-20
1311/545 Station Street Box Hill VIC 3128	\$705,000	08-Aug-19

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: 30 May 2020



2601/545 Station Street Box Hill VIC 3128

Sold Price

^{RS} **\$603,000**

Sold Date

17-Mar-20

2 2 1

Distance

-



545 Station Street Box Hill VIC 3128

Sold Price

^{RS} **\$663,000**

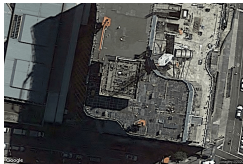
Sold Date

22-Jan-20

1 1 2

Distance

-



1311/545 Station Street Box Hill VIC 3128

Sold Price

\$705,000

Sold Date

08-Aug-19

2 2 -

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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