

## 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

210/712 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$330,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Aug 2020

to

31 Jul 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

302/710 Station Street Box Hill VIC 3128	\$310,000	30-Mar-21
804/2 Elland Avenue Box Hill VIC 3128	\$365,500	30-Jul-21
109/8 Wellington Road Box Hill VIC 3128	\$340,000	16-Mar-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: 10 August 2021



**302/710 Station Street Box Hill VIC 3128** Sold Price **\$310,000** Sold Date **30-Mar-21**

 1  1  1

Distance **0.03km**



**804/2 Elland Avenue Box Hill VIC 3128** Sold Price <sup>RS</sup> **\$365,500** <sup>UN</sup> Sold Date **30-Jul-21**

 1  1  1

Distance **0.11km**



**109/8 Wellington Road Box Hill VIC 3128** Sold Price **\$340,000** Sold Date **16-Mar-21**

 1  1  1

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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