

# 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 545 Station Street, Box Hill, VIC 3128 postcode

### Indicative selling price

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

Single price \$\* 785,000

or range between \$\*

&

\$

### Median sale price

Median price \$ 545,000

Property type *Apartment*

Suburb Melbourne 3004, VIC 3004

Period - From 27 Sep 2019

to

30-Oct-2019

Source Realestate.com.au

### Comparable property sales

**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
999 Whitehorse Road, Box Hill, VIC 3128	\$ 600,000	11-Oct-19
1301/850 Whitehorse Road, Box Hill, VIC 3128	\$ 603,888	28-Jun-19
302/111 Carrington Road, Box Hill, Vic 3128	\$ 618,000	25-May-2019

**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: 30/OCT/2019