

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

761 Station Street, Box Hill Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$398,000

&

\$437,800

Median sale price

Median price

\$441,000

House

Unit

X

Suburb

Box Hill

Period - From

01/01/2018

to

31/03/2018

Source

REIV

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 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
1		
2		
3		

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.



Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$398,000 - \$437,800
Median Unit Price
March quarter 2018: \$441,000

Comparable Properties

3007/850 Whitehorse Rd BOX HILL 3128 (VG) Agent Comments



Price: \$400,000
Method: Sale
Date: 12/01/2018
Rooms: -
Property Type: Strata Unit/Flat

106/2 Archibald St BOX HILL 3128 (VG) Agent Comments



Price: \$400,000
Method: Sale
Date: 04/01/2018
Rooms: -
Property Type: Strata Unit/Flat

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.