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	12/724 Station Street, Box Hill Vic 3128

Indicative selling price

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

Single price $695,000

Median sale price

Median price $875,000 Property Type Townhouse Suburb Box Hill

Period - From 28/11/2021 to 27/11/2022 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.

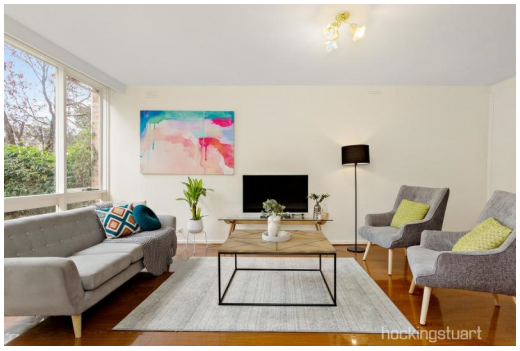
	Address of comparable property	Price	Date of sale
1	2/55 Bank St BOX HILL 3128	$742,000	19/11/2022
2	5/41 Peter St BOX HILL NORTH 3129	$730,000	07/09/2022
3	8/49 Victoria St BOX HILL 3128	$710,000	01/07/2022

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: 28/11/2022 14:27

12/724 Station Street, Box Hill Vic 3128



3 1 2

Rooms: 5
Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$695,000
Median Townhouse Price
28/11/2021 - 27/11/2022: $875,000

Comparable Properties



2/55 Bank St BOX HILL 3128 (REI)

3 1 2

Price: $742,000
Method: Auction Sale
Date: 19/11/2022
Property Type: Townhouse (Res)

Agent Comments

5/41 Peter St BOX HILL NORTH 3129 (VG)

3 - -

Price: $730,000
Method: Sale
Date: 07/09/2022
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

8/49 Victoria St BOX HILL 3128 (VG)

2 - -

Price: $710,000
Method: Sale
Date: 01/07/2022
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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