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	1/900 Station Street, Box Hill North Vic 3129

Indicative selling price

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

Single price $659,000

Median sale price

Median price $908,000 Property Type Unit Suburb Box Hill North

Period - From 01/10/2022 to 30/09/2023 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	10/7 Bundoran Pde MONT ALBERT NORTH 3129	$664,000	27/09/2023
2	5/797 Elgar Rd DONCASTER 3108	$660,000	12/07/2023
3	33/781 Whitehorse Rd MONT ALBERT 3127	$647,000	28/10/2023

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: 11/12/2023 09:20

1/900 Station Street, Box Hill North Vic 3129



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$659,000
Median Unit Price
Year ending September 2023: $908,000

Comparable Properties



10/7 Bundoran Pde MONT ALBERT NORTH 3129 (REI)

2 1 1

Price: $664,000
Method: Private Sale
Date: 27/09/2023
Property Type: Unit
Land Size: 109 sqm approx

Agent Comments



5/797 Elgar Rd DONCASTER 3108 (REI/VG)

2 1 1

Price: $660,000
Method: Private Sale
Date: 12/07/2023
Property Type: Unit

Agent Comments



33/781 Whitehorse Rd MONT ALBERT 3127 (REI)

2 1 2

Price: $647,000
Method: Private Sale
Date: 28/10/2023
Property Type: Apartment

Agent Comments

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

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