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	3/436 Station Street, Box Hill Vic 3128

Indicative selling price

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

Single price $750,000

Median sale price

Median price $584,955 Property Type Unit Suburb Box Hill

Period - From 02/11/2023 to 01/11/2024 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.

This Statement of Information was prepared on: 02/11/2024 11:56

3/436 Station Street, Box Hill Vic 3128



2 1 1

Rooms: 4
Property Type: Townhouse (Single)
Land Size: 185 sqm approx sqm approx

Agent Comments

Indicative Selling Price
$750,000
Median Unit Price
02/11/2023 - 01/11/2024: $584,955

Comparable Properties

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.

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

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