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	1609/545 Station Street, Box Hill, VIC 3128

Indicative selling price

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

Single price $550,000

Median sale price

Median price $518,000 Property Type Unit Suburb Box hill

Period - From 16/06/2024 to 15/12/2024 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 302/17 Arnold Street Box Hill Vic 3128	$559,800	2024-10-28
2 G06/20-22 Canterbury Road Blackburn South Vic 3130	$570,000	2024-07-23
3 606/11 Prospect Street Box Hill Vic 3128	$553,000	2024-08-12

This Statement of Information was prepared on: 16/12/2024