

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

2/870 STATION STREET BOX HILL NORTH VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,500

Property type

Unit

Suburb

Box Hill North

Period-from

23 Feb 2024

to

23 Aug 2024

Source

Corelogic

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 6 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

5/503 MIDDLEBOROUGH ROAD BOX HILL NORTH VIC 3129	\$651,000	24-Jul-24
3/601 ELGAR ROAD MONT ALBERT NORTH VIC 3129	\$595,000	29-Jun-24
8/601 ELGAR ROAD MONT ALBERT NORTH VIC 3129	\$600,000	09-Jul-24

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 6 months.~~

This Statement of Information was prepared on: 23 August 2024