

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

2/93 Albion Road, Box Hill Vic 3128

Indicative selling price

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

Single price

\$669,000

Median sale price

Median price

\$589,000

Property Type

Unit

Suburb

Box Hill

Period - From

01/04/2021

to

31/03/2022

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 | 1/59 Severn St BOX HILL NORTH 3129 | \$685,000 | 11/06/2022 |
| 2 | 3/93 Albion Rd BOX HILL 3128 | \$685,000 | 30/04/2022 |
| 3 | 2/110 Carrington Rd BOX HILL 3128 | \$685,000 | 25/01/2022 |

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:

18/06/2022 15:04



Property Type:
Agent Comments

Indicative Selling Price

\$669,000

Median Unit Price

Year ending March 2022: \$589,000

Comparable Properties



1/59 Severn St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$685,000

Method: Auction Sale

Date: 11/06/2022

Rooms: 4

Property Type: Unit

Land Size: 121 sqm approx



3/93 Albion Rd BOX HILL 3128 (REI)

Agent Comments



Price: \$685,000

Method: Auction Sale

Date: 30/04/2022

Rooms: 4

Property Type: Unit

Land Size: 150 sqm approx



2/110 Carrington Rd BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$685,000

Method: Private Sale

Date: 25/01/2022

Property Type: Unit

Account - Philip Webb