

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

7/37-39 ALBION ROAD BOX HILL VIC 3128

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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Aug 2021

to

31 Jul 2022

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

13/18 ASHTED ROAD BOX HILL VIC 3128	\$410,000	28-Feb-22
8/6 KENT ROAD BOX HILL VIC 3128	\$414,000	05-Jun-22
1/25-27 ASHTED ROAD BOX HILL VIC 3128	\$410,000	30-Oct-20

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: 15 August 2022



13/18 ASHTED ROAD BOX HILL VIC 3128 Sold Price **\$410,000** Sold Date **28-Feb-22**

2 1 1

Distance **0.15km**



8/6 KENT ROAD BOX HILL VIC 3128 Sold Price **\$414,000** Sold Date **05-Jun-22**

2 1 1

Distance **0.4km**



1/25-27 ASHTED ROAD BOX HILL VIC 3128 Sold Price **\$410,000** Sold Date **30-Oct-20**

2 1 1

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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