

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

2/96 Rutland Road, Box Hill Vic 3128

Indicative selling price

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

Single price

\$1,200,000

Median sale price

Median price

\$835,000

Property Type

Townhouse

Suburb

Box Hill

Period - From

27/05/2023

to

26/05/2024

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	81 Albion Rd BOX HILL 3128	\$1,300,000	02/05/2024
2	1/46 Barcelona St BOX HILL 3128	\$1,295,000	14/12/2023
3	2/44 Victoria St BOX HILL 3128	\$1,140,000	09/03/2024

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:

27/05/2024 15:58



			1 + 1 open space in front of the garage
4	2		

Property Type: Townhouse (Res)
Land Size: 296 sqm approx
Agent Comments
Rear property, no body corp

Indicative Selling Price
\$1,200,000
Median Townhouse Price
27/05/2023 - 26/05/2024: \$835,000

Comparable Properties



81 Albion Rd BOX HILL 3128 (REI) Agent Comments

	3		1		1
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Price: \$1,300,000
Method: Private Sale
Date: 02/05/2024
Property Type: House
Land Size: 205 sqm approx

1/46 Barcelona St BOX HILL 3128 (REI/VG) Agent Comments

	3		2		2
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Price: \$1,295,000
Method: Sold Before Auction
Date: 14/12/2023
Property Type: Townhouse (Res)
Land Size: 2859 sqm approx



2/44 Victoria St BOX HILL 3128 (REI) Agent Comments

	3		2		2
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Price: \$1,140,000
Method: Auction Sale
Date: 09/03/2024
Property Type: Townhouse (Res)
Land Size: 170 sqm approx