

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

2/19 BARCELONA STREET 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

\$1,300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Feb 2022

to

31 Jan 2023

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

1/87 ALBION ROAD BOX HILL VIC 3128	\$1,300,000	11-Aug-22
1/24 BALDWIN ROAD BLACKBURN VIC 3130	\$1,305,000	15-Oct-22

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: 02 February 2023



1/87 ALBION ROAD BOX HILL VIC 3128

Sold Price

\$1,300,000

Sold Date

11-Aug-22

4

2

2

Distance

0.19km



1/24 BALDWIN ROAD BLACKBURN VIC 3130

Sold Price

\$1,305,000

Sold Date

15-Oct-22

3

2

2

Distance

1.52km

RS = Recent sale

UN = Undisclosed Sale

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