

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

3/40 Barcelona Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$640,000

Property Type Unit

Suburb Box Hill

Period - From 01/01/2021

to 31/12/2021

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	4/47 Thames St BOX HILL 3128	\$675,000	19/02/2022
2	4/28 Main St BLACKBURN 3130	\$675,000	20/11/2021
3	2/19 Rose St BOX HILL 3128	\$600,000	04/11/2021

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:

04/03/2022 12:53

3/40 Barcelona Street, Box Hill Vic 3128

McGrath

Leo Lu
98771277
0430 334 421
leolu@mcgrath.com.au



2 1 2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
Year ending December 2021: \$640,000

Comparable Properties



4/47 Thames St BOX HILL 3128 (REI)

Agent Comments

2 1 1

Price: \$675,000
Method: Auction Sale
Date: 19/02/2022
Property Type: Unit



4/28 Main St BLACKBURN 3130 (REI/VG)

Agent Comments

2 1 1

Price: \$675,000
Method: Auction Sale
Date: 20/11/2021
Property Type: Unit



2/19 Rose St BOX HILL 3128 (VG)

Agent Comments

2 - -

Price: \$600,000
Method: Sale
Date: 04/11/2021
Property Type: Flat/Unit/Apartment (Res)

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.