

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 Alberta Avenue, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,245,000 Property Type House Suburb Box Hill North

Period - From 01/04/2021 to 30/06/2021 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	118 Woodhouse Gr BOX HILL NORTH 3129	\$1,170,000	17/04/2021
2	21 Springfield Rd BLACKBURN NORTH 3130	\$1,130,000	17/04/2021
3			

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: 05/10/2021 11:56

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

June quarter 2021: \$1,245,000



 4  2  2

Property Type: House

Land Size: 364 sqm approx

Agent Comments

Comparable Properties



118 Woodhouse Gr BOX HILL NORTH 3129
(REI/VG)

Agent Comments

 4  1  1

Price: \$1,170,000

Method: Auction Sale

Date: 17/04/2021

Property Type: House (Res)

Land Size: 593 sqm approx

21 Springfield Rd BLACKBURN NORTH 3130
(REI/VG)

Agent Comments

 4  2  2

Price: \$1,130,000

Method: Auction Sale

Date: 17/04/2021

Property Type: House (Res)

Land Size: 437 sqm approx

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.

Account - Barry Plant | P: 03 9842 8888