

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

1/1-3 Albion Road, Box Hill Vic 3128

Indicative selling price

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

Single price

\$899,000

Median sale price

Median price

\$827,000

Property Type

Townhouse

Suburb

Box Hill

Period - From

23/09/2023

to

22/09/2024

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	6/8 Via Media BOX HILL 3128	\$845,000	31/07/2024
2	1/1104 Whitehorse Rd BOX HILL 3128	\$827,000	27/07/2024
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:

23/09/2024 10:36

1/1-3 Albion Road, Box Hill Vic 3128

Tim Heavyside
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5 2 2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$899,000
Median Townhouse Price
23/09/2023 - 22/09/2024: \$827,000

Comparable Properties



6/8 Via Media BOX HILL 3128 (REI)

Agent Comments

3 2 2

Price: \$845,000
Method: Private Sale
Date: 31/07/2024
Property Type: Townhouse (Single)



1/1104 Whitehorse Rd BOX HILL 3128 (REI)

Agent Comments

3 2 1

Price: \$827,000
Method: Auction Sale
Date: 27/07/2024
Property Type: Townhouse (Res)

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 - Heavyside



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