

# 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

5/8 Via Media, Box Hill Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000

&

\$820,000

### Median sale price

Median price \$572,500

Property Type Unit

Suburb Box Hill

Period - From 01/01/2020

to 31/12/2020

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 | 4/101 Albion Rd, Box Hill, Vic 3128, Australia | \$801,888 | 10/02/2021   |
| 2 | 2/40 Barkly St BOX HILL 3128                   | \$740,000 | 23/01/2021   |
| 3 | 8 Hay St BOX HILL SOUTH 3128                   | \$872,000 | 19/12/2020   |

**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:

01/03/2021 10:40



 3  1  2

**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties

**4/101 Albion Rd, Box Hill, Vic 3128, Australia (REI)**

Agent Comments

 3  2  1

**Price:** \$801,888

**Method:**

**Date:** 10/02/2021

**Property Type:** House



**2/40 Barkly St BOX HILL 3128 (REI)**

Agent Comments

 3  1  1

**Price:** \$740,000

**Method:** Auction Sale

**Date:** 23/01/2021

**Property Type:** Unit



**8 Hay St BOX HILL SOUTH 3128 (REI)**

Agent Comments

 3  2  2

**Price:** \$872,000

**Method:** Auction Sale

**Date:** 19/12/2020

**Property Type:** Townhouse (Res)