

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

14 Albion Road, Box Hill Vic 3128

Indicative selling price

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

Range between \$1,600,000

&

\$1,750,000

Median sale price

Median price \$1,725,000

Property Type House

Suburb Box Hill

Period - From 01/04/2023

to

31/03/2024

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	25 Oxford St BOX HILL 3128	\$1,745,000	29/01/2024
2	40 Albion Rd BOX HILL 3128	\$1,735,000	21/03/2024
3	12 Beatty St MONT ALBERT 3127	\$1,650,560	29/03/2024

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:

24/04/2024 09:12

14 Albion Road, Box Hill Vic 3128

McGrath

James Lewis

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Indicative Selling Price

\$1,600,000 - \$1,750,000

Median House Price

Year ending March 2024: \$1,725,000



Property Type:

Agent Comments

Comparable Properties



25 Oxford St BOX HILL 3128 (REI)

Agent Comments



Price: \$1,745,000

Method: Private Sale

Date: 29/01/2024

Property Type: House

Land Size: 592 sqm approx



40 Albion Rd BOX HILL 3128 (REI)

Agent Comments



Price: \$1,735,000

Method: Auction Sale

Date: 21/03/2024

Property Type: House (Res)

Land Size: 807 sqm approx



12 Beatty St MONT ALBERT 3127 (REI)

Agent Comments



Price: \$1,650,560

Method: Private Sale

Date: 29/03/2024

Property Type: House (Res)

Land Size: 790 sqm approx

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



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