

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

32 Oxford Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$890,000 & \$979,000

Median sale price

Median price \$1,540,444 Property Type House Suburb Box Hill

Period - From 01/04/2020 to 31/03/2021 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	3/16 Box Hill Cr MONT ALBERT NORTH 3129	\$1,050,000	23/11/2020
2	3/39 Mckean St BOX HILL NORTH 3129	\$970,000	11/11/2020
3	2/8 Loddon St BOX HILL NORTH 3129	\$945,000	28/11/2020

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:

05/05/2021 10:43



4 2 1

Property Type: Townhouse

Land Size: 150 sqm approx

Agent Comments

Comparable Properties



3/16 Box Hill Cr MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

4 2 2

Price: \$1,050,000

Method: Sold Before Auction

Date: 23/11/2020

Property Type: Townhouse (Single)

3/39 Mckean St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

4 2 2

Price: \$970,000

Method: Private Sale

Date: 11/11/2020

Property Type: Townhouse (Single)

Land Size: 217 sqm approx



2/8 Loddon St BOX HILL NORTH 3129 (REI/VG) Agent Comments

4 2 2

Price: \$945,000

Method: Sold Before Auction

Date: 28/11/2020

Property Type: Townhouse (Res)

Land Size: 173 sqm approx