

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

11/32-34 ALBION ROAD BOX HILL VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$375,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$497,499

Property type

Unit

Suburb

Box Hill

Period-from

01 Dec 2021

to

30 Nov 2022

Source

Corelogic

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 6 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

1/5 KENT ROAD BOX HILL VIC 3128	\$385,000	03-Aug-22
17/56-60 BISHOP STREET BOX HILL VIC 3128	\$375,000	04-Jul-22
8/6 KENT ROAD BOX HILL VIC 3128	\$414,000	05-Jun-22

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 6 months.~~

This Statement of Information was prepared on: 05 December 2022

**MANDY LEE**

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**1/5 KENT ROAD BOX HILL VIC 3128** Sold Price**\$385,000** Sold Date **03-Aug-22**

2
 1
 1

Distance **0.39km****17/56-60 BISHOP STREET BOX HILL VIC 3128**

Sold Price

\$375,000 Sold Date **04-Jul-22**

2
 1
 1

Distance **0.89km****8/6 KENT ROAD BOX HILL VIC 3128**

Sold Price

\$414,000 Sold Date **05-Jun-22**

2
 1
 1

Distance **0.4km****RS** = Recent sale**UN** = Undisclosed Sale

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