

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

2/23-25 Albion Road, Box Hill, VIC 3128

Indicative selling price

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

Single price \$359,000 or range between &

Median sale price

Median price \$500,500 Property type Unit Suburb Box Hill

Period - From 22/08/2023 to 21/08/2024 Source pdol

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1 11/25 Ashted Rd BOX HILL	\$320,000	11/08/24
2 3/12 Oxford St BOX HILL	\$360,000	19/07/24
3 19/56-60 Bishop St BOX HILL	\$385,000	29/02/24

This Statement of Information was prepared on: 22/08/2024

