

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

2/88 Albion Road, Box Hill Vic 3128

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$620,000

&

\$680,000

Median sale price

Median price \$531,500

House

Unit

X

Suburb

Box Hill

Period - From 01/07/2017

to

30/06/2018

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	1/18 Thames St BOX HILL NORTH 3129	\$690,000	08/09/2018
2	4/3 Wellington Rd BOX HILL 3128	\$658,000	21/07/2018
3	3/18 Thames St BOX HILL NORTH 3129	\$643,000	04/08/2018

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.



2 1 1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$620,000 - \$680,000
Median Unit Price
Year ending June 2018: \$531,500

Comparable Properties



1/18 Thames St BOX HILL NORTH 3129 (REI) **Agent Comments**

2 1 1

Price: \$690,000
Method: Auction Sale
Date: 08/09/2018
Rooms: 3
Property Type: Unit



4/3 Wellington Rd BOX HILL 3128 (REI) **Agent Comments**

2 1 1

Price: \$658,000
Method: Auction Sale
Date: 21/07/2018
Rooms: -
Property Type: Unit
Land Size: 99 sqm approx



3/18 Thames St BOX HILL NORTH 3129 (REI) **Agent Comments**

2 1 2

Price: \$643,000
Method: Auction Sale
Date: 04/08/2018
Rooms: 3
Property Type: Unit