

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
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Address	2/88 Albion Road, Box Hill Vic 3128
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$620,000	&	\$680,000
		i	

#### Median sale price

Median price	\$531,500	Hou	Ise	Unit	Х	Suburb	Box Hill
Period - From	01/07/2017	to	30/06/2018		Source	REIV	

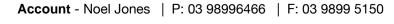
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress 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.







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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)

**=**| 2

**i** 1

**4** 

**Price:** \$690,000 **Method:** Auction Sale **Date:** 08/09/2018

Rooms: 3

Property Type: Unit



4/3 Wellington Rd BOX HILL 3128 (REI)

2



**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)



**€** 2

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

Property Type: Unit

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**Agent Comments** 

**Agent Comments** 

**Agent Comments**