Statement of Information

# Single residential property located outside the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 3/14 ALEXANDER STREET, BOX HILL, VIC 3128 |

## Indicative selling price

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

| | | | | | |
|---|---|---|---|---|---|
| Single price | $495,000 | or range between | | & | |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $591,000 | Property Type | Unit | Suburb | BOX HILL |
| Period - From | November 2023 | to | October 2024 | Source | REA |

## Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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 |
|---|---|---|
| G04/2-4 KENT ROAD BOX HILL VIC 3128 | $525,000 | 03/09/2023 |
| 5/10 ASHTED ROAD BOX HILL VIC 3128 | $500,000 | 05/03/2024 |
| 4/20-22 ALBION ROAD BOX HILL VIC 3128 | $635,000 | 05/10/2024 |

This Statement of Information was prepared on: 16/01/2025