

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

97 Albion Road, Box Hill Vic 3128

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,617,500

Property Type House

Suburb Box Hill

Period - From 01/04/2019

to

31/03/2020

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	16 Margaret St BOX HILL 3128	\$1,756,000	21/03/2020
2	27 Acacia St BOX HILL 3128	\$1,613,000	15/02/2020
3	11 William St BOX HILL 3128	\$1,551,000	01/02/2020

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.~~

This Statement of Information was prepared on:

26/06/2020 10:10



5 2 4

Rooms: 8
Property Type: House (Res)
Land Size: 845 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,500,000 - \$1,650,000
Median House Price
 Year ending March 2020: \$1,617,500

Comparable Properties



16 Margaret St BOX HILL 3128 (REI/VG)

Agent Comments

4 1 2

Price: \$1,756,000
Method: Auction Sale
Date: 21/03/2020
Property Type: House (Res)
Land Size: 732 sqm approx



27 Acacia St BOX HILL 3128 (REI)

Agent Comments

2 1 1

Price: \$1,613,000
Method: Auction Sale
Date: 15/02/2020
Property Type: House (Res)
Land Size: 704 sqm approx



11 William St BOX HILL 3128 (REI/VG)

Agent Comments

4 1 1

Price: \$1,551,000
Method: Auction Sale
Date: 01/02/2020
Rooms: 6
Property Type: House (Res)
Land Size: 585 sqm approx