

# 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

13/32-34 Albion Road, Box Hill Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$415,000

### Median sale price

Median price

\$573,000

Property Type

Unit

Suburb

Box Hill

Period - From

01/04/2022

to

30/06/2022

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	9/29-31 Howard St BOX HILL 3128	\$428,000	17/08/2022
2	8/6 Kent Rd BOX HILL 3128	\$415,000	10/06/2022
3	13/32-34 Albion Rd BOX HILL 3128	\$405,000	27/11/2015

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:

04/10/2022 10:57



 2  
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  1

**Property Type:** Flat

**Agent Comments**

Council rate: Approx. \$774 P.A. Body Corp Fees: Approx. \$1896 P.A

**Indicative Selling Price**

\$415,000

**Median Unit Price**

June quarter 2022: \$573,000

## Comparable Properties



**9/29-31 Howard St BOX HILL 3128 (REI)**

**Agent Comments**

 2  
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  1

**Price:** \$428,000

**Method:** Private Sale

**Date:** 17/08/2022

**Property Type:** Apartment



**8/6 Kent Rd BOX HILL 3128 (REI)**

**Agent Comments**

 2  
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**Price:** \$415,000

**Method:** Private Sale

**Date:** 10/06/2022

**Property Type:** Apartment

**13/32-34 Albion Rd BOX HILL 3128 (VG)**

**Agent Comments**

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**Price:** \$405,000

**Method:** Sale

**Date:** 27/11/2015

**Property Type:** Strata Flat - Single OYO Flat