

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 unit 11/37-39 Albion Road, Box Hill Vic 3128

Indicative selling price

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

Single price \$399,000

Median sale price

Median price \$497,500 House Unit X Suburb Box Hill

Period - From 01/01/2018 to 31/12/2018 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	7/34 Rose St BOX HILL 3128	\$410,000	25/08/2018
2	6/43-45 Kent Rd BOX HILL 3128	\$403,221	12/09/2018
3	10/20-22 Oxford St BOX HILL 3128	\$380,000	12/11/2018

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: Flat

Agent Comments

Comparable Properties



7/34 Rose St BOX HILL 3128 (REI/VG)

Agent Comments

2 1 1

Price: \$410,000

Method: Private Sale

Date: 25/08/2018

Rooms: 3

Property Type: Apartment



6/43-45 Kent Rd BOX HILL 3128 (REI/VG)

Agent Comments

2 1 1

Price: \$403,221

Method: Private Sale

Date: 12/09/2018

Rooms: 4

Property Type: Apartment



10/20-22 Oxford St BOX HILL 3128 (REI/VG)

Agent Comments

2 1 1

Price: \$380,000

Method: Private Sale

Date: 12/11/2018

Rooms: -

Property Type: Apartment