

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

9 Barkly Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$1,400,000

&

\$1,540,000

Median sale price

Median price \$1,640,000

Property Type House

Suburb Box Hill

Period - From 01/07/2021

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	16 Reserve Rd BOX HILL 3128	\$1,660,000	07/05/2022
2	933 Canterbury Rd BOX HILL 3128	\$1,515,000	11/06/2022
3	11 Barkly St BOX HILL 3128	\$1,460,000	18/06/2022

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:

15/08/2022 11:12



Property Type: House (Res)

Land Size: 731 sqm approx

Agent Comments

Comparable Properties



16 Reserve Rd BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$1,660,000

Method: Auction Sale

Date: 07/05/2022

Property Type: House (Res)

Land Size: 592 sqm approx



933 Canterbury Rd BOX HILL 3128 (REI)

Agent Comments



Price: \$1,515,000

Method: Auction Sale

Date: 11/06/2022

Property Type: House (Res)

Land Size: 870 sqm approx



11 Barkly St BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$1,460,000

Method: Auction Sale

Date: 18/06/2022

Property Type: House (Res)

Land Size: 681 sqm approx