

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

10/23-25 ALBION ROAD BOX HILL VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,800

Property type

Unit

Suburb

Box Hill

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

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 6 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

11/33 ALBION ROAD BOX HILL VIC 3128	\$396,000	04-Feb-23
11/32-34 ALBION ROAD BOX HILL VIC 3128	\$375,000	28-Mar-23
7/37-39 ALBION ROAD BOX HILL VIC 3128	\$375,000	27-Sep-22

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 6 months.

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11/33 ALBION ROAD BOX HILL VIC 3128 Sold Price **\$396,000** Sold Date **04-Feb-23**

2 1 1

Distance **0.11km**



11/32-34 ALBION ROAD BOX HILL VIC 3128 Sold Price **\$375,000** Sold Date **28-Mar-23**

2 1 1

Distance **0.17km**



7/37-39 ALBION ROAD BOX HILL VIC 3128 Sold Price Sold Date **27-Sep-22**

2 1 1

Distance **0.14km**

RS = Recent sale UN = Undisclosed Sale

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