

# 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 4/51 Victoria Street, 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)

Price Range

\$730,000

&

\$790,000

### Median sale price

Median price

\$545,000

Property Type

Unit

Suburb

Box Hill (3128)

Period - From

27/10/2020

to

27/10/2021

Source

Realestate

### Comparable property sales

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

3/21 DAVEY STREET, BOX HILL VIC 3128

\$897,000

30/10/2021

1/88 ALBION ROAD, BOX HILL VIC 3128

\$888,000

27/03/2021

3409/545 STATION STREET, BOX HILL VIC 3128

\$810,000

28/06/2021

This Statement of Information was prepared on: 17/11/2021