

# 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

9A Bedford 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)

Range between \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$1,655,000

Property Type House

Suburb Box Hill

Period - From 01/10/2021

to 31/12/2021

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.

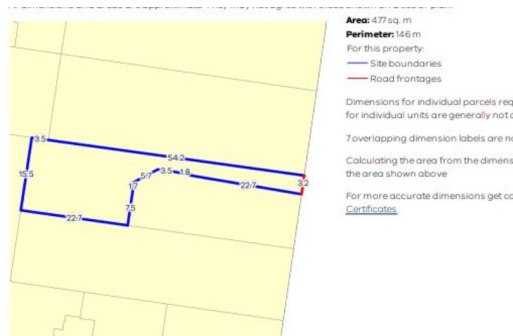
|   | Address of comparable property    | Price       | Date of sale |
|---|-----------------------------------|-------------|--------------|
| 1 | 2/5 Leach Av BOX HILL NORTH 3129  | \$1,170,000 | 19/03/2022   |
| 2 | 2/121 Albion Rd BOX HILL 3128     | \$1,105,000 | 03/03/2022   |
| 3 | 2/24-26 Service Rd BLACKBURN 3130 | \$1,100,000 | 05/02/2022   |

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:

24/03/2022 11:31



 3  
  2  
  2

**Property Type:**

**Land Size:** 477 sqm approx

**Agent Comments**

- Rear property - 2 on the block - No body corp fees - Box Hill High School Zone

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

December quarter 2021: \$1,655,000

## Comparable Properties



**2/5 Leach Av BOX HILL NORTH 3129 (REI)**

**Agent Comments**

 3  
  2  
  2

**Price:** \$1,170,000

**Method:** Auction Sale

**Date:** 19/03/2022

**Property Type:** House (Res)

**Land Size:** 365 sqm approx



**2/121 Albion Rd BOX HILL 3128 (REI)**

**Agent Comments**

 3  
  2  
  2

**Price:** \$1,105,000

**Method:** Sold Before Auction

**Date:** 03/03/2022

**Property Type:** Unit



**2/24-26 Service Rd BLACKBURN 3130 (REI)**

**Agent Comments**

 3  
  2  
  2

**Price:** \$1,100,000

**Method:** Auction Sale

**Date:** 05/02/2022

**Property Type:** Unit

**Account - The One Real Estate (AU) | P: 03 7007 5707**