

# 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

2/46 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)

Range between \$580,000 & \$620,000

### Median sale price

Median price \$498,000 Property Type Unit Suburb Box Hill

Period - From 01/07/2022 to 30/06/2023 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	3/1 Sycamore St BOX HILL SOUTH 3128	\$665,000	15/07/2023
2	3/91 Albion Rd BOX HILL 3128	\$660,000	02/03/2023
3	406/1 Archibald St BOX HILL 3128	\$567,000	31/05/2023

**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:

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## 2/46 Victoria Street, Box Hill

City of Whitehorse Rates: \$1,269.05 p/a

Owners Corporation: \$1,233 p/a

Kitchen with gas cooking

Spacious lounge & dining

2 bedrooms with BIRs

Central bathroom

Gas ducted heating

Split system air conditioning

Gas hot water

Separate laundry

Private courtyard

Single lock up garage

Additional off-street parking

Low maintenance

### Rental Estimate

\$380 - \$400 per week (approx.)

### Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected

### Close proximity to

**Schools** Laburnum Primary School (zoned) - (1.2km)  
Roberts McCubbin Primary School - (1.8km)  
Box Hill High School (zoned) - (1.6km)

**Shops** Box Hill Central - (800m)  
Laburnum Village (1.9km)  
Blackburn South Shopping (2.0km)  
Burwood Brickworks Shopping Centre (3.4km)

**Parks** Victoria Rose Reserve - (190m)  
Blacks Walk - (1.0km)  
RHL Sparks Reserve - (1.2km)  
Bolton Park / Box Hill Oval - (2.0m)

**Transport** Box Hill train station - 850m  
Laburnum train station - 1.5km  
Bus 733 - Box Hill - Oakleigh - 150m  
Bus 765 - Box Hill to Mitcham - 400m  
Bus 271 - Box Hill to Ringwood - 1.2km

### Settlement

10% deposit, 30/60 days or any other such terms that have been agreed to in writing, by the vendor prior to auction.



**Rachel Waters**  
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**Mark Johnstone**  
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Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

**Blackburn 100 South Parade 9894 1000**

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