### 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

1/18 Barkly Street, Box Hill Vic 3128

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$700,000		&		\$750,000					
Median sale pi	rice									
Median price	\$580,000	Pro	operty Type	Unit			Suburb	Box Hill		
Period - From	02/05/2024	to	01/05/2025		So	urce	Property	/ Data		

#### 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.

Ade	dress of comparable property	Price	Date of sale
1	4/78 Severn St BOX HILL NORTH 3129	\$735,000	21/03/2025
2	3/32 Severn St BOX HILL NORTH 3129	\$728,000	27/02/2025
3	3/68 Dorking Rd BOX HILL 3128	\$723,000	02/11/2024

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:

02/05/2025 10:14



1/18 Barkly Street, Box Hill Vic 3128

# **M**c**Grath**

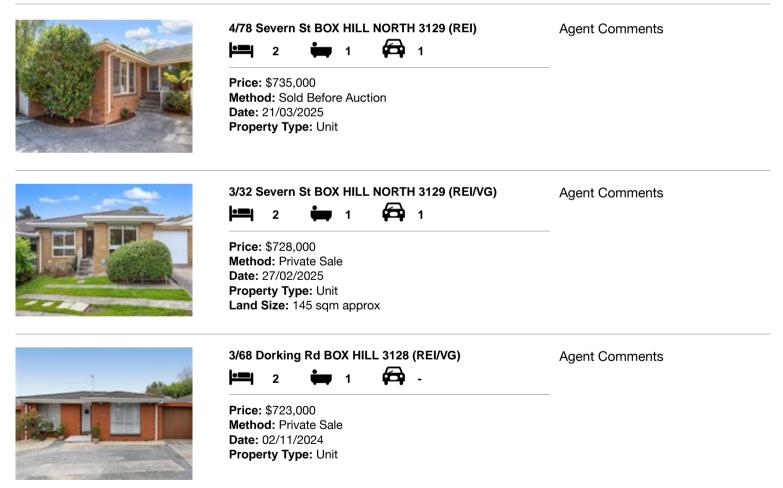




Property Type: Land Size: 210 sqm approx Agent Comments Elliot Kyriakou 03 9877 1277 0425 779 464 elliotkyriakou@mcgrath.com.au

Indicative Selling Price \$700,000 - \$750,000 Median Unit Price 02/05/2024 - 01/05/2025: \$580,000

## **Comparable Properties**



#### Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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