

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/14 ALEXANDER STREET, BOX HILL, VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$495,000

or range between

&

Median sale price

Median price

\$591,000

Property Type

Unit

Suburb

BOX HILL

Period - From

November 2023

to

October 2024

Source

REA

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
G04/2-4 KENT ROAD BOX HILL VIC 3128	\$525,000	03/09/2023
5/10 ASHTED ROAD BOX HILL VIC 3128	\$500,000	05/03/2024
4/20-22 ALBION ROAD BOX HILL VIC 3128	\$635,000	05/10/2024

This Statement of Information was prepared on:

16/01/2025