

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

3/101 Albion Road, Box Hill Vic 3128

Indicative selling price

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

Single price \$819,000

Median sale price

Median price \$533,500

Property Type Unit

Suburb Box Hill

Period - From 01/10/2018

to 30/09/2019

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	1/358 Middleborough Rd BLACKBURN 3130	\$808,000	02/11/2019
2	2/29-31 Blackburn Rd BLACKBURN 3130	\$790,000	23/11/2019
3	5/8 John St BOX HILL 3128	\$790,000	11/09/2019

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:

25/11/2019 10:28



3 2 1

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



1/358 Middleborough Rd BLACKBURN 3130 (REI)

Agent Comments

3 2 2

Price: \$808,000

Method: Auction Sale

Date: 02/11/2019

Property Type: Unit

Land Size: 328 sqm approx



2/29-31 Blackburn Rd BLACKBURN 3130 (REI)

Agent Comments

3 2 2

Price: \$790,000

Method: Auction Sale

Date: 23/11/2019

Rooms: 5

Property Type: Unit

Land Size: 230 sqm approx

5/8 John St BOX HILL 3128 (REI/VG)

Agent Comments

3 2 2

Price: \$790,000

Method: Private Sale

Date: 11/09/2019

Rooms: 5

Property Type: Apartment