

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

14/32-34 Albion Road Box Hill VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$420,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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 6 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

3/7 Glenmore Street Box Hill VIC 3128	\$421,000	23-May-21
4/10 James Street Box Hill VIC 3128	\$420,000	20-Sep-21
3/36-38 Rose Street Box Hill VIC 3128	\$420,000	02-Oct-21

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 6 months.~~

This Statement of Information was prepared on: 02 November 2021



3/7 Glenmore Street Box Hill VIC 3128

Sold Price

\$421,000

Sold Date

23-May-21

 2

 1

 1

Distance

0.1km



4/10 James Street Box Hill VIC 3128

Sold Price

^{RS} **\$420,000**

Sold Date

20-Sep-21

 2

 1

 1

Distance

0.44km



3/36-38 Rose Street Box Hill VIC 3128

Sold Price

Sold Date

02-Oct-21

 2

 1

 1

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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