### 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 Albion Road, Box Hill Vic 3128

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$1,750,000		&		\$1,900,000					
Median sale price										
Median price	\$1,800,500	Pro	Property Type		House		Suburb	Box Hill		
Period - From	01/10/2023	to	31/12/2023		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	40 Myrtle Gr BLACKBURN 3130	\$1,911,000	15/03/2024
2	3 Derby St BLACKBURN 3130	\$1,903,000	16/12/2023
3	54 Birdwood St BOX HILL SOUTH 3128	\$1,813,000	11/11/2023

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:

10/04/2024 11:21



14 Albion Road, Box Hill Vic 3128

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





**Property Type:** Agent Comments James Lewis 03 9877 1277 0418 343 091 jameslewis@mcgrath.com.au

Indicative Selling Price \$1,750,000 - \$1,900,000 Median House Price December quarter 2023: \$1,800,500

## **Comparable Properties**

40 Myrtle Gr BLACKBURN 3130 (REI) 3 2 2 2 Price: \$1,911,000 Method: Private Sale Date: 15/03/2024 Property Type: House Land Size: 801 sqm approx	Agent Comments
3 Derby St BLACKBURN 3130 (REI/VG) 3 2 2 1 Price: \$1,903,000 Method: Auction Sale Date: 16/12/2023 Property Type: House (Res) Land Size: 960 sqm approx	Agent Comments
54 Birdwood St BOX HILL SOUTH 3128 (REI/VG) 3 2 2 2 Price: \$1,813,000 Method: Auction Sale Date: 11/11/2023 Property Type: House (Res) Land Size: 914 sqm approx	Agent Comments

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





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