

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 between \$1,750,000 & \$1,900,000

Median sale price

Median price \$1,800,500 Property Type House Suburb Box Hill

Period - From 01/10/2023 to 31/12/2023 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	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

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Indicative Selling Price

\$1,750,000 - \$1,900,000

Median House Price

December quarter 2023: \$1,800,500

**Property Type:**

Agent Comments

Comparable Properties

**40 Myrtle Gr BLACKBURN 3130 (REI)**

Agent Comments

**Price:** \$1,911,000**Method:** Private Sale**Date:** 15/03/2024**Property Type:** House**Land Size:** 801 sqm approx**3 Derby St BLACKBURN 3130 (REI/VG)**

Agent Comments

**Price:** \$1,903,000**Method:** Auction Sale**Date:** 16/12/2023**Property Type:** House (Res)**Land Size:** 960 sqm approx**54 Birdwood St BOX HILL SOUTH 3128 (REI/VG)**

Agent Comments

**Price:** \$1,813,000**Method:** Auction Sale**Date:** 11/11/2023**Property Type:** House (Res)**Land Size:** 914 sqm approx

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