

# 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

2/96 Rutland Road, Box Hill Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,252,500

### Median sale price

Median price \$1,725,000

Property Type House

Suburb Box Hill

Period - From 01/04/2023

to 31/03/2024

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	2/316 Middleborough Rd BLACKBURN 3130	\$1,305,000	10/02/2024
2	81 Albion Rd BOX HILL 3128	\$1,300,000	02/05/2024
3	307 Station St BOX HILL SOUTH 3128	\$1,240,000	23/11/2023

**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:

10/05/2024 11:55



			1 + 1 open space in front of the garage
4	2		

**Indicative Selling Price**  
\$1,252,500  
**Median House Price**  
Year ending March 2024: \$1,725,000

**Property Type:** Townhouse (Res)  
**Land Size:** 296 sqm approx  
**Agent Comments**  
Rear property, no body corp.

## Comparable Properties



**2/316 Middleborough Rd BLACKBURN 3130 (REI/VG)** **Agent Comments**

	4		3		2
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**Price:** \$1,305,000  
**Method:** Auction Sale  
**Date:** 10/02/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 321 sqm approx



**81 Albion Rd BOX HILL 3128 (REI)** **Agent Comments**

	3		1		1
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**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 02/05/2024  
**Property Type:** House  
**Land Size:** 205 sqm approx



**307 Station St BOX HILL SOUTH 3128 (REI/VG)** **Agent Comments**

	3		2		1
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**Price:** \$1,240,000  
**Method:** Sold Before Auction  
**Date:** 23/11/2023  
**Property Type:** House (Res)  
**Land Size:** 275 sqm approx

**Account - The One Real Estate (AU) | P: 03 7007 5707**