

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

3/23 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

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Flats

Suburb

Box Hill

Period-from

17 Oct 2023

to

17 Apr 2024

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

7/28-30 ALBION ROAD BOX HILL VIC 3128	\$406,000	29-Nov-23
7/96 THAMES STREET BOX HILL NORTH VIC 3129	\$430,000	09-Nov-23
3/19 BISHOP STREET BOX HILL VIC 3128	\$435,000	02-Nov-23

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: 17 April 2024



**7/28-30 ALBION ROAD BOX HILL
VIC 3128**

Sold Price

\$406,000

Sold Date **29-Nov-23**

 2  1  1

Distance **0.13km**



**7/96 THAMES STREET BOX HILL
NORTH VIC 3129**

Sold Price

\$430,000

Sold Date **09-Nov-23**

 2  1  1

Distance **1.23km**



**3/19 BISHOP STREET BOX HILL VIC
3128**

Sold Price

\$435,000

Sold Date **02-Nov-23**

 2  1  1

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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