

# 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

3/34 Barkly Street, 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)

Range between \$800,000 & \$880,000

### Median sale price

Median price \$822,500 Property Type Townhouse Suburb Box Hill

Period - From 26/06/2023 to 25/06/2024 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	4/21 Severn St BOX HILL NORTH 3129	\$890,000	18/05/2024
2	5 Boardman Cl BOX HILL SOUTH 3128	\$850,000	22/06/2024
3	7/60-64 Foch St BOX HILL SOUTH 3128	\$818,800	15/06/2024

**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:

26/06/2024 09:33



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**4/21 Severn St BOX HILL NORTH 3129 (REI)**

Agent Comments



**Price:** \$890,000

**Method:** Auction Sale

**Date:** 18/05/2024

**Property Type:** Unit

**Land Size:** 260 sqm approx



**5 Boardman Cl BOX HILL SOUTH 3128 (REI)**

Agent Comments



**Price:** \$850,000

**Method:** Auction Sale

**Date:** 22/06/2024

**Property Type:** Unit

**Land Size:** 232 sqm approx



**7/60-64 Foch St BOX HILL SOUTH 3128 (REI)**

Agent Comments



**Price:** \$818,800

**Method:** Auction Sale

**Date:** 15/06/2024

**Property Type:** Townhouse (Res)