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 Barkly Street, Box Hill Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,350,000 & $1,485,000

Median sale price

Median price $1,699,000 Property Type House Suburb Box Hill

Period - From 01/04/2021 to 30/06/2021 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	967 Canterbury Rd BOX HILL 3128	$1,361,000	27/03/2021
2	434 Station St BOX HILL 3128	$1,460,000	16/07/2021
3	4 Haig St BOX HILL SOUTH 3128	$1,469,000	22/05/2021

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: 08/09/2021 11:16

2 Barkly Street, Box Hill Vic 3128



4 2 2

Property Type: House
Land Size: 571 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,485,000
Median House Price
June quarter 2021: $1,699,000

Comparable Properties



967 Canterbury Rd BOX HILL 3128 (REI/VG)

4 2 2

Price: $1,361,000
Method: Auction Sale
Date: 27/03/2021
Property Type: House (Res)
Land Size: 673 sqm approx

Agent Comments



434 Station St BOX HILL 3128 (REI)

5 2 2

Price: $1,460,000
Method: Sold Before Auction
Date: 16/07/2021
Property Type: House (Res)
Land Size: 429 sqm approx

Agent Comments



4 Haig St BOX HILL SOUTH 3128 (REI/VG)

3 1 2

Price: $1,469,000
Method: Sold Before Auction
Date: 22/05/2021
Property Type: House (Res)
Land Size: 623 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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