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	3/18 Barkly Street, Box Hill Vic 3128

Indicative selling price

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

Range between $675,000 & $725,000

Median sale price

Median price $529,000 Property Type Unit Suburb Box Hill

Period - From 01/04/2022 to 31/03/2023 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	6/24-26 Brougham St BOX HILL 3128	$728,500	23/02/2023
2	3/33 Thames St BOX HILL 3128	$690,000	26/01/2023
3	2/370 Middleborough Rd BLACKBURN 3130	$689,000	17/12/2022

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: 06/06/2023 13:18

3/18 Barkly Street, Box Hill Vic 3128



2 1 1

Rooms: 4
Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$675,000 - $725,000
Median Unit Price
Year ending March 2023: $529,000

Comparable Properties



6/24-26 Brougham St BOX HILL 3128 (REI)

2 1 1

Price: $728,500
Method: Sold Before Auction
Date: 23/02/2023
Property Type: Unit

Agent Comments



3/33 Thames St BOX HILL 3128 (REI/VG)

2 1 2

Price: $690,000
Method: Private Sale
Date: 26/01/2023
Property Type: Unit

Agent Comments



2/370 Middleborough Rd BLACKBURN 3130 (REI/VG)

2 1 1

Price: $689,000
Method: Auction Sale
Date: 17/12/2022
Property Type: Townhouse (Res)
Land Size: 162 sqm approx

Agent Comments

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

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