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	2/87 Albion Road, Box Hill Vic 3128

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,398,000 Property Type House Suburb Box Hill

Period - From 01/01/2023 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	2/19 Barcelona St BOX HILL 3128	$1,265,000	13/02/2023
2	4/13 Simpsons Rd BOX HILL 3128	$985,000	03/05/2023
3	2/9 Brougham St BOX HILL 3128	$905,000	15/01/2023

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: 10/05/2023 14:08

2/87 Albion Road, Box Hill Vic 3128

Tim Heavyside
94703390
0403020404
tim@heavyside.co



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
March quarter 2023: $1,398,000

Comparable Properties



2/19 Barcelona St BOX HILL 3128 (REI/VG)

3 2 2

Price: $1,265,000
Method: Private Sale
Date: 13/02/2023
Property Type: Townhouse (Res)
Land Size: 290 sqm approx

Agent Comments



4/13 Simpsons Rd BOX HILL 3128 (REI)

3 2 2

Price: $985,000
Method: Private Sale
Date: 03/05/2023
Property Type: Townhouse (Single)

Agent Comments



2/9 Brougham St BOX HILL 3128 (REI/VG)

3 2 2

Price: $905,000
Method: Private Sale
Date: 15/01/2023
Property Type: Townhouse (Single)

Agent Comments

Account - Heavyside

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