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	1/91 Albion Road, Box Hill Vic 3128

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $500,500 Property Type Unit Suburb Box Hill

Period - From 01/07/2023 to 30/06/2024 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	4/33 Victoria St BOX HILL 3128	$695,000	25/05/2024
2	3/76 Severn St BOX HILL NORTH 3129	$680,000	27/04/2024
3	5/68 Dorking Rd BOX HILL 3128	$690,500	14/03/2024

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: 27/08/2024 11:10

1/91 Albion Road, Box Hill Vic 3128

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2 1 2

Property Type: Unit
Land Size: 184 sqm approx

Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median Unit Price
Year ending June 2024: $500,500

Comparable Properties



4/33 Victoria St BOX HILL 3128 (REI/VG)

2 1 1

Price: $695,000
Method: Auction Sale
Date: 25/05/2024
Property Type: Unit

Agent Comments



3/76 Severn St BOX HILL NORTH 3129 (REI/VG)

2 1 2

Price: $680,000
Method: Auction Sale
Date: 27/04/2024
Property Type: House (Res)

Agent Comments



5/68 Dorking Rd BOX HILL 3128 (REI/VG)

2 1 1

Price: $690,500
Method: Sold Before Auction
Date: 14/03/2024
Property Type: Unit
Land Size: 159 sqm approx

Agent Comments

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