

## **STATEMENT OF INFORMATION**

7/1-3 ALBION ROAD, BOX HILL, VIC 3128

PREPARED BY EDDIE FU, LLC REAL ESTATE, PHONE: 0421 339 638

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**7/1-3 ALBION ROAD, BOX HILL, VIC 3128**  8  3  2

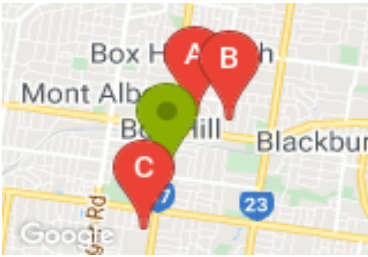
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$1,450,000 to \$1,550,000**

Provided by: Eddie Fu, LLC Real Estate

## MEDIAN SALE PRICE



### BOX HILL, VIC, 3128

Suburb Median Sale Price (House)

**\$1,550,000**

01 April 2019 to 31 March 2020

Provided by: 

## COMPARABLE PROPERTIES

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.



Due to the COVID-19 epidemic declared by the World Health Organization (WHO) on March 12th 2020, we advise that:

The real estate industry must cease public auctions and public open home inspections. Auctions will now be held via video and open home inspections can be held as a private inspection. Please contact agent to arrange a private inspection.

Thank you for your understanding and support.

### 19 KANGERONG RD, BOX HILL, VIC 3128

 10  3  1

#### Sale Price

**\*\*\$1,800,000**

Sale Date: 28/03/2020

Distance from Property: 877m



### 22 CLOTA AVE, BOX HILL, VIC 3128

 5  2  2

#### Sale Price

**\*\$1,730,000**

Sale Date: 21/03/2020

Distance from Property: 1.1km



### 30 EDINBURGH ST, BOX HILL SOUTH, VIC

 4  2  2

#### Sale Price

**\$1,800,000**

Sale Date: 07/03/2020

Distance from Property: 882m



This report has been compiled on 26/06/2020 by LLC Real Estate. Property Data Solutions Pty Ltd 2020 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

7/1-3 ALBION ROAD, 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)

Price Range:

\$1,450,000 to \$1,550,000

### Median sale price

Median price

\$1,550,000

Property type

Unit

Suburb

BOX HILL

Period

01 April 2019 to 31 March 2020

Source

 pricfinder

### Comparable property sales

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

19 KANGERONG RD, BOX HILL, VIC 3128	**\$1,800,000	28/03/2020
22 CLOTA AVE, BOX HILL, VIC 3128	*\$1,730,000	21/03/2020
30 EDINBURGH ST, BOX HILL SOUTH, VIC 3128	\$1,800,000	07/03/2020

This Statement of Information was prepared on:

26/06/2020