

# 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

26 Barkly Street, 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)

Range between

\$1,250,000

&

\$1,350,000

### Median sale price

Median price

\$1,721,800

Property Type

House

Suburb

Box Hill

Period - From

01/01/2022

to

31/12/2022

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	10 Combarton St BOX HILL 3128	\$1,452,000	27/10/2022
2	9 Barkly St BOX HILL 3128	\$1,370,000	07/10/2022
3			

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:

27/01/2023 15:03



3 1 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending December 2022: \$1,721,800

## Comparable Properties



10 Combarton St BOX HILL 3128 (REI/VG)

Agent Comments

3 1 1

Price: \$1,452,000

Method: Private Sale

Date: 27/10/2022

Property Type: House

Land Size: 697 sqm approx

9 Barkly St BOX HILL 3128 (VG)

Agent Comments

3 - -

Price: \$1,370,000

Method: Sale

Date: 07/10/2022

Property Type: House (Res)

Land Size: 785 sqm approx

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.