

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

2/934 Canterbury Road Box Hill South VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Box Hill South

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

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 6 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

204/5-7 Irving Avenue Box Hill VIC 3128	\$612,000	30-Apr-21
33/100 Station Street Burwood VIC 3125	\$600,000	29-Apr-21
203/198 Whitehorse Road Balwyn VIC 3103	\$618,000	08-Jun-21

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 6 months.~~

This Statement of Information was prepared on: 12 October 2021



204/5-7 Irving Avenue Box Hill VIC 3128 Sold Price **\$612,000** Sold Date **30-Apr-21**

 2  2  1

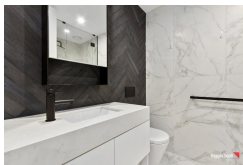
Distance **1.47km**



33/100 Station Street Burwood VIC 3125 Sold Price **\$600,000** Sold Date **29-Apr-21**

 2  1  -

Distance **2.08km**



203/198 Whitehorse Road Balwyn VIC 3103 Sold Price **\$618,000** Sold Date **08-Jun-21**

 2  2  1

Distance **4.63km**

RS = Recent sale UN = Undisclosed Sale

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