

# 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

1/10 Camelia 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 \$850,000

&

\$935,000

### Median sale price

Median price \$572,500

Property Type Unit

Suburb Box Hill

Period - From 01/01/2020

to 31/12/2020

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	2/4 Loddon St BOX HILL NORTH 3129	\$895,000	31/10/2020
2	3/4 Loddon St BOX HILL NORTH 3129	\$870,000	09/12/2020
3	3/68 Springfield Rd BOX HILL NORTH 3129	\$852,000	30/11/2020

**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:

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 3  1  1

**Property Type:** Townhouse (Res)

**Land Size:** 263 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$850,000 - \$935,000

**Median Unit Price**

Year ending December 2020: \$572,500

## Comparable Properties



**2/4 Loddon St BOX HILL NORTH 3129 (REI/VG)** **Agent Comments**

 3  3  2

**Price:** \$895,000

**Method:** Auction Sale

**Date:** 31/10/2020

**Property Type:** Townhouse (Res)



**3/4 Loddon St BOX HILL NORTH 3129 (REI)**

**Agent Comments**

 3  3  1

**Price:** \$870,000

**Method:** Private Sale

**Date:** 09/12/2020

**Property Type:** Townhouse (Single)



**3/68 Springfield Rd BOX HILL NORTH 3129 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$852,000

**Method:** Sold Before Auction

**Date:** 30/11/2020

**Property Type:** Townhouse (Res)