

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

34/910 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

\$640,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

Unit

Suburb

Box Hill South

Period-from

01 Sep 2021

to

31 Aug 2022

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

8/20 ASQUITH STREET BOX HILL SOUTH VIC 3128	\$713,000	30-Jul-22
3/93 ALBION ROAD BOX HILL VIC 3128	\$685,000	30-Apr-22
7/1 VIA MEDIA BOX HILL VIC 3128	\$746,000	26-Mar-22

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: 16 September 2022

**MANDY LEE**

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**8/20 ASQUITH STREET BOX HILL
SOUTH VIC 3128**

2 1 2

Sold Price

^{RS} **\$713,000** Sold Date **30-Jul-22**Distance **0.82km****3/93 ALBION ROAD BOX HILL VIC
3128**

2 1 2

Sold Price

\$685,000 Sold Date **30-Apr-22**Distance **0.97km****7/1 VIA MEDIA BOX HILL VIC 3128**

2 1 2

Sold Price

\$746,000 Sold Date **26-Mar-22**Distance **1km****RS** = Recent sale**UN** = Undisclosed Sale

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