

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

15/2 Cyril Street, Box Hill South

Indicative selling price

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

Single price

\$525,000

Median sale price

Median price

\$802,000

Property type

Apartment

Suburb

Box Hill South

Period - From

1 Oct 2023

to

31 Dec 2023

Source

REIV

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1. 103/3 Hay Street, Box Hill South	\$ 500,000	16/10/2023
2. 1/2 Cyril Street, Box Hill South	\$ 630,00	6/10/2023
3. 102/934 Canterbury Road, Box Hill South	\$570,000	13/5/2023

This Statement of Information was prepared on:

18/04/2024

Comparable properties



\$ 500,000

103/3 Hay Street, Box Hill South, Victoria

DATE: 16/10/2023

PROPERTY TYPE: APARTMENT

 2  2
 1  sqm



\$ 630,000

1/2 Cyril Street, Box Hill South, Victoria

DATE: 6/10/2023

PROPERTY TYPE: UNIT

 3  1
 1  sqm



\$ 570,000

102/934 Canterbury Road, Box Hill South, Victoria

DATE: 13/5/2023

PROPERTY TYPE: APARTMENT

 2  2
 1  sqm x

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21 days on market



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