

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

2/18 Cadorna Street 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

\$820,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,000

Property type

Unit

Suburb

Box Hill South

Period-from

01 May 2019

to

30 Apr 2020

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

1/18 Cadorna Street Box Hill South VIC 3128	\$930,000	07-Mar-20
2/36-38 Hamel Street Box Hill South VIC 3128	\$927,000	05-Oct-19
2/132 Station Street Burwood VIC 3125	\$935,000	06-Jan-20

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: 05 May 2020



1/18 Cadorna Street Box Hill South VIC 3128

Sold Price

\$930,000

Sold Date **07-Mar-20**

 3  2  2

Distance **0.01km**



2/36-38 Hamel Street Box Hill South VIC 3128

Sold Price

\$927,000

Sold Date **05-Oct-19**

 3  2  2

Distance **0.38km**



2/132 Station Street Burwood VIC 3125

Sold Price

\$935,000

Sold Date **06-Jan-20**

 3  2  2

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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