

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

933 Canterbury Road, Box Hill Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,680,000

Property Type House

Suburb Box Hill

Period - From 01/04/2021

to 31/03/2022

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	13 Frank St BOX HILL SOUTH 3128	\$1,700,000	12/02/2022
2	30 Kitchener St BOX HILL SOUTH 3128	\$1,530,000	07/05/2022
3	3 Linden St BOX HILL SOUTH 3128	\$1,500,000	05/03/2022

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:

09/05/2022 11:01



3 1 1

Property Type: House
Land Size: 868.876 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
Year ending March 2022: \$1,680,000

Comparable Properties



13 Frank St BOX HILL SOUTH 3128 (REI)

Agent Comments

4 2 2

Price: \$1,700,000
Method: Auction Sale
Date: 12/02/2022
Property Type: House (Res)
Land Size: 687 sqm approx



30 Kitchener St BOX HILL SOUTH 3128 (REI)

Agent Comments

3 2 2

Price: \$1,530,000
Method: Auction Sale
Date: 07/05/2022
Property Type: House (Res)
Land Size: 688 sqm approx



3 Linden St BOX HILL SOUTH 3128 (REI)

Agent Comments

4 1 1

Price: \$1,500,000
Method: Auction Sale
Date: 05/03/2022
Property Type: House (Res)
Land Size: 680 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017