

# 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

G02/934 Canterbury Road Box Hill South VIC 3128

### Indicative selling price

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

Single Price

or range  
between

\$530,000

&

\$583,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,030,000

Property type

Other

Suburb

Box Hill South

Period-from

01 Sep 2018

to

31 Aug 2019

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

3/8 Hill Street Box Hill South VIC 3128	\$615,000	09-Sep-18
3/15 Stanley Street Box Hill South VIC 3128	\$694,000	11-May-19
3/69 Albion Road Box Hill VIC 3128	\$598,000	13-Oct-18

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 2019

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**3/8 Hill Street Box Hill South VIC 3128**

Sold Price

**\$615,000**

Sold Date

**09-Sep-18**

 2  1  1

Distance

**0.42km**



**3/15 Stanley Street Box Hill South VIC 3128**

Sold Price

**\$694,000**

Sold Date

**11-May-19**

 2  1  1

Distance

**0.48km**



**3/69 Albion Road Box Hill VIC 3128**

Sold Price

**\$598,000**

Sold Date

**13-Oct-18**

 2  1  2

Distance

**0.65km**

RS = Recent sale

UN = Undisclosed Sale

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