

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

13/910 Canterbury Road, Box Hill South Vic 3128

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price

\$930,000

Property Type

Unit

Suburb

Box Hill South

Period - From

01/01/2020

to

31/03/2020

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	4/109 Albion Rd BOX HILL 3128	\$700,000	21/12/2019
2	1/25 Bedford St BOX HILL 3128	\$691,000	14/03/2020
3	3/425 Middleborough Rd BOX HILL 3128	\$678,000	22/02/2020

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:

05/05/2020 16:21



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Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

March quarter 2020: \$930,000

Comparable Properties



4/109 Albion Rd BOX HILL 3128 (REI)

Agent Comments

2 1 1

Price: \$700,000

Method: Auction Sale

Date: 21/12/2019

Rooms: 4

Property Type: Unit



1/25 Bedford St BOX HILL 3128 (REI)

Agent Comments

2 1 1

Price: \$691,000

Method: Auction Sale

Date: 14/03/2020

Rooms: 4

Property Type: Unit



3/425 Middleborough Rd BOX HILL 3128 (REI)

Agent Comments

2 1 1

Price: \$678,000

Method: Auction Sale

Date: 22/02/2020

Property Type: Unit

Land Size: 171 sqm approx