

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

G03/943 Canterbury Road, Box Hill South Vic 3128

Indicative selling price

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

Single price

\$378,000

Median sale price

Median price

\$931,500

Property Type

Unit

Suburb

Box Hill South

Period - From

01/07/2022

to

30/06/2023

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	306/1 Sergeant St BLACKBURN 3130	\$380,000	10/05/2023
2	109/165 Middleborough Rd BOX HILL SOUTH 3128	\$380,000	25/02/2023
3	210/17 Arnold St BOX HILL 3128	\$365,000	22/03/2023

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:

25/08/2023 16:26



 1
  1
  1 + Storage

Indicative Selling Price

\$378,000

Median Unit Price

Year ending June 2023: \$931,500

Property Type: Apartment

Agent Comments

Year built: 2017 Council Rate: \$962 per year Body Corp fee approx: \$3,200 per year

Current rental: \$400 per week

Comparable Properties



306/1 Sergeant St BLACKBURN 3130 (REI/VG) Agent Comments

 1
  1
  1

Price: \$380,000

Method: Sold Before Auction

Date: 10/05/2023

Property Type: Unit



109/165 Middleborough Rd BOX HILL SOUTH 3128 (REI/VG) Agent Comments

 1
  1
  1

Price: \$380,000

Method: Private Sale

Date: 25/02/2023

Property Type: Apartment



210/17 Arnold St BOX HILL 3128 (REI/VG) Agent Comments

 1
  1
  -

Price: \$365,000

Method: Private Sale

Date: 22/03/2023

Property Type: Apartment

Account - The One Real Estate (AU) | P: 03 7007 5707