

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

2/35 Cambridge Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$572,500 Property Type Unit Suburb Box Hill

Period - From 01/01/2020 to 31/12/2020 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	505/999 Whitehorse Rd BOX HILL 3128	\$700,000	19/01/2021
2	109/801-805 Whitehorse Rd MONT ALBERT 3127	\$685,000	21/12/2020
3	6/41 Zetland Rd MONT ALBERT 3127	\$590,000	14/11/2020

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:

12/04/2021 14:55



3 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

Year ending December 2020: \$572,500

Comparable Properties

505/999 Whitehorse Rd BOX HILL 3128 (VG)

Agent Comments

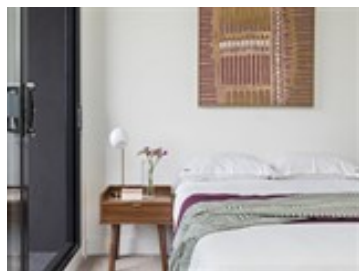
3 - -

Price: \$700,000

Method: Sale

Date: 19/01/2021

Property Type: Strata Unit/Flat



109/801-805 Whitehorse Rd MONT ALBERT
3127 (REI)

Agent Comments

2 2 2

Price: \$685,000

Method: Private Sale

Date: 21/12/2020

Property Type: Apartment



6/41 Zetland Rd MONT ALBERT 3127 (REI/VG)

Agent Comments

2 1 1

Price: \$590,000

Method: Auction Sale

Date: 14/11/2020

Property Type: Apartment