

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

36 Cameron Road, Box Hill North Vic 3129

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,340,000

Property Type

House

Suburb

Box Hill North

Period - From

01/10/2022

to

31/12/2022

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	7 Anthony Cr BOX HILL NORTH 3129	\$1,416,000	17/12/2022
2	21 Kneale Dr BOX HILL NORTH 3129	\$1,411,000	03/12/2022
3	31 Toogoods Rise BOX HILL NORTH 3129	\$1,043,000	19/12/2022

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:

03/02/2023 13:12



Property Type: House (Previously Occupied - Detached)

Land Size: 701 sqm approx

Agent Comments

Comparable Properties



7 Anthony Cr BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,416,000

Method: Auction Sale

Date: 17/12/2022

Property Type: House (Res)

Land Size: 738 sqm approx



21 Kneale Dr BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,411,000

Method: Auction Sale

Date: 03/12/2022

Property Type: House (Res)

Land Size: 719 sqm approx



31 Toogoods Rise BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,043,000

Method: Private Sale

Date: 19/12/2022

Property Type: House

Land Size: 586 sqm approx