

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

822 Canterbury Road, Box Hill South Vic 3128

Indicative selling price

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

Range between \$1,370,000

&

\$1,480,000

Median sale price

Median price \$1,320,000

Property Type House

Suburb Box Hill South

Period - From 01/10/2019

to 30/09/2020

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	56 Wellman St BOX HILL SOUTH 3128	\$1,416,000	12/12/2020
2	18 Amery Av BLACKBURN 3130	\$1,401,500	12/12/2020
3	1231 Riversdale Rd BOX HILL SOUTH 3128	\$1,400,000	17/10/2020

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:

14/12/2020 16:26



Property Type: House (Previously Occupied - Detached)
Land Size: 812 sqm approx
Agent Comments

Indicative Selling Price
\$1,370,000 - \$1,480,000
Median House Price
Year ending September 2020: \$1,320,000

Comparable Properties



56 Wellman St BOX HILL SOUTH 3128 (REI)

Agent Comments



Price: \$1,416,000
Method: Auction Sale
Date: 12/12/2020
Property Type: House (Res)



18 Amery Av BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,401,500
Method: Auction Sale
Date: 12/12/2020
Property Type: House (Res)



1231 Riversdale Rd BOX HILL SOUTH 3128 (REI)

Agent Comments



Price: \$1,400,000
Method: Private Sale
Date: 17/10/2020
Rooms: 7
Property Type: House
Land Size: 683 sqm approx