

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

5/6 Camelia Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$955,000

Property Type Townhouse

Suburb Box Hill

Period - From 09/10/2022

to

08/10/2023

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	19 Second Av BOX HILL NORTH 3129	\$870,000	06/05/2023
2	2/6 Aspinall Rd BOX HILL NORTH 3129	\$800,000	03/05/2023
3			

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:

09/10/2023 11:08

Elliot Kyriakou

03 9877 1277

0425 779 464

elliotkyriakou@mcgrath.com.au

Indicative Selling Price

\$800,000 - \$880,000

Median Townhouse Price

09/10/2022 - 08/10/2023: \$955,000



3 2 2

Property Type: Unit

Land Size: 254 sqm approx

Agent Comments

Comparable Properties



19 Second Av BOX HILL NORTH 3129 (VG)

Agent Comments

3 - -

Price: \$870,000

Method: Sale

Date: 06/05/2023

Property Type: House (Res)

Land Size: 418 sqm approx

2/6 Aspinall Rd BOX HILL NORTH 3129 (VG)

Agent Comments

3 - -

Price: \$800,000

Method: Sale

Date: 03/05/2023

Property Type: Flat/Unit/Apartment (Res)

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.