

24/23-33 Cambridge Street, Box Hill Vic 3128



Theo Makris

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Indicative Selling Price

\$499,500

Median Unit Price

Year ending September 2020: \$601,625



Property Type:

Agent Comments

Comparable Properties



25/23-33 Cambridge St BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 04/07/2020

Property Type: Unit



216/300 Middleborough Rd BLACKBURN 3130 (VG)

Agent Comments



Price: \$485,000

Method: Sale

Date: 07/09/2020

Property Type: Subdivided Flat - Single OYO Flat

3108/850 Whitehorse Rd BOX HILL 3128 (VG)

Agent Comments



Price: \$480,000

Method: Sale

Date: 30/05/2020

Property Type: Subdivided Flat - Single OYO Flat

Account - LJ Hooker Croydon | P: 03 9725 8811 | F: 03 9725 4240



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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

24/23-33 Cambridge Street, Box Hill Vic 3128

Indicative selling price

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

Single price

\$499,500

Median sale price

Median price

\$601,625

Property Type

Unit

Suburb

Box Hill

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	25/23-33 Cambridge St BOX HILL 3128	\$490,000	04/07/2020
2	216/300 Middleborough Rd BLACKBURN 3130	\$485,000	07/09/2020
3	3108/850 Whitehorse Rd BOX HILL 3128	\$480,000	30/05/2020

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:

30/11/2020 16:23