

# 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

3/23-33 Cambridge Street, Box Hill Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$900,000

### Median sale price

Median price

\$643,500

Property Type

Unit

Suburb

Box Hill

Period - From

01/04/2021

to

30/06/2021

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	4B Station Wlk BOX HILL 3128	\$933,000	30/06/2021
2	18/23 Cambridge St BOX HILL 3128	\$906,000	27/02/2021
3	1/887 Station St BOX HILL NORTH 3129	\$850,000	26/06/2021

**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:

03/09/2021 12:23



**Property Type:**

Agent Comments

## Comparable Properties

**4B Station Wlk BOX HILL 3128 (VG)**

Agent Comments



**Price:** \$933,000

**Method:** Sale

**Date:** 30/06/2021

**Property Type:** House (Res)

**18/23 Cambridge St BOX HILL 3128 (VG)**

Agent Comments



**Price:** \$906,000

**Method:** Sale

**Date:** 27/02/2021

**Property Type:** Townhouse (Conjoined)



**1/887 Station St BOX HILL NORTH 3129 (REI)**

Agent Comments



**Price:** \$850,000

**Method:** Auction Sale

**Date:** 26/06/2021

**Property Type:** Townhouse (Res)

**Land Size:** 244 sqm approx