Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	3/23-33 Cambridge Street, Box Hill Vic 3128
Including suburb and	
postcode	

Indicative selling price

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

Single price \$900,000

Median sale price

Median price	\$643,500	Pro	perty Type U	nit		Suburb	Box Hill
Period - From	01/04/2021	to	30/06/2021	So	ource	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

Add	dress 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 comparableproperties 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



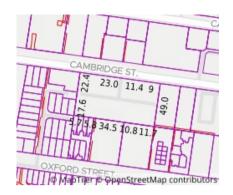


Theo Makris 0397258811 0412364726 tmakris.croydon@ljh.com.au

> \$900,000 **Median Unit Price**

Indicative Selling Price

June quarter 2021: \$643,500



Property Type: Agent Comments

Comparable Properties

4B Station WIk BOX HILL 3128 (VG)

Price: \$933,000 Method: Sale Date: 30/06/2021

Property Type: House (Res)

Agent Comments

18/23 Cambridge St BOX HILL 3128 (VG)

-3

Price: \$906,000 Method: Sale Date: 27/02/2021

Property Type: Townhouse (Conjoined)

Agent Comments

Agent Comments



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

Price: \$850,000 Method: Auction Sale

Date: 26/06/2021

Property Type: Townhouse (Res) Land Size: 244 sqm approx

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



