

# 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 2/816 Canterbury Road, Box Hill South Vic 3128

### Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,651,000 Property Type House Suburb Box Hill South

Period - From 01/10/2021 to 31/12/2021 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	2/284 Elgar Rd, Box Hill South, Vic 3128, Australia	\$1,550,000	29/10/2021
2	3/413 Elgar Rd MONT ALBERT 3127	\$1,440,000	29/10/2021
3	833 Canterbury Rd BOX HILL 3128	\$1,405,000	30/10/2021

**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: 26/01/2022 10:08



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**Property Type:** Townhouse

**Agent Comments**

Brand new, rear townhouse Box Hill High School Zone No body corp 2 Ensuities 3 bathrooms and 4WC's

**Indicative Selling Price**

\$1,400,000 - \$1,500,000

**Median House Price**

December quarter 2021: \$1,651,000

## Comparable Properties



**2/284 Elgar Rd, Box Hill South, Vic 3128, Australia (REI)**

**Agent Comments**

4   4   2

**Price:** \$1,550,000

**Method:**

**Date:** 29/10/2021

**Property Type:** Townhouse (Single)



**3/413 Elgar Rd MONT ALBERT 3127 (VG)**

**Agent Comments**

4   -   -

**Price:** \$1,440,000

**Method:** Sale

**Date:** 29/10/2021

**Property Type:** Strata Unit/Villa Unit/Townhouse - Single OYO Unit



**833 Canterbury Rd BOX HILL 3128 (REI)**

**Agent Comments**

4   3   2

**Price:** \$1,405,000

**Method:** Auction Sale

**Date:** 30/10/2021

**Property Type:** House (Res)

**Account - The One Real Estate (AU) | P: 03 7007 5707**