

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

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



 4  3  2

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