

# 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 802 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)

Single price \$1,320,000

### Median sale price

Median price \$1,550,000

Property Type House

Suburb Box Hill South

Period - From 01/04/2021

to 31/03/2022

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	108 Elgar Rd BOX HILL SOUTH 3128	\$1,446,000	19/03/2022
2	4 Cadorna St BOX HILL SOUTH 3128	\$1,424,000	19/12/2021
3			

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:

07/05/2022 11:34



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 694 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,320,000  
**Median House Price**  
Year ending March 2022: \$1,550,000

## Comparable Properties



**108 Elgar Rd BOX HILL SOUTH 3128 (REI)**

**Agent Comments**



**Price:** \$1,446,000  
**Method:** Auction Sale  
**Date:** 19/03/2022  
**Property Type:** House (Res)  
**Land Size:** 665 sqm approx



**4 Cadorna St BOX HILL SOUTH 3128 (VG)**

**Agent Comments**



**Price:** \$1,424,000  
**Method:** Sale  
**Date:** 19/12/2021  
**Property Type:** House (Res)  
**Land Size:** 748 sqm approx

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.