## 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

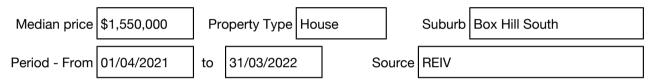
802 Canterbury Road, Box Hill South Vic 3128

#### Indicative selling price

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For the	meaning	of this	price s	see cons	umer.vic.	.dov.au/	undera	uotina
		••••••	p				a	

Single price \$1,320,000

#### Median sale price



#### 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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**<sup>\*</sup> 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)



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

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.

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

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