

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

102/934 CANTERBURY ROAD BOX HILL SOUTH VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$832,500

Property type

Unit

Suburb

Box Hill South

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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 6 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

206/3 THIELE COURT BLACKBURN VIC 3130	\$571,000	14-Oct-22
7/2 MINNA STREET BLACKBURN VIC 3130	\$605,000	03-Feb-23
108/1-3 ASHTED ROAD BOX HILL VIC 3128	\$550,000	08-Sep-22

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 6 months.~~

This Statement of Information was prepared on: 30 March 2023



206/3 THIELE COURT BLACKBURN VIC 3130 Sold Price **\$571,000** Sold Date **14-Oct-22**

 2  2  1

Distance **1.67km**



7/2 MINNA STREET BLACKBURN VIC 3130 Sold Price **\$605,000** Sold Date **03-Feb-23**

 2  2  1

Distance **1.59km**



108/1-3 ASHTED ROAD BOX HILL VIC 3128 Sold Price **\$550,000** Sold Date **08-Sep-22**

 2  2  1

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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