

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

102/21 Cambridge Street, Box Hill Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$455,000

Median sale price

Median price

\$544,800

Property Type

Unit

Suburb

Box Hill

Period - From

21/04/2022

to

20/04/2023

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	6/764 Whitehorse Rd MONT ALBERT 3127	\$491,000	10/01/2023
2	704/1 Archibald St BOX HILL 3128	\$438,000	03/04/2023
3	216/394-398 Middleborough Rd BLACKBURN 3130	\$432,000	20/02/2023

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:

21/04/2023 13:04



2 1 1

Property Type: Apartment

Agent Comments

body corporate:\$4,484.80 p.a internal size:71m2

Indicative Selling Price

\$455,000

Median Unit Price

21/04/2022 - 20/04/2023: \$544,800

Comparable Properties



6/764 Whitehorse Rd MONT ALBERT 3127 (REI/VG)

Agent Comments

2 1 1

Price: \$491,000

Method: Private Sale

Date: 10/01/2023

Property Type: Apartment



704/1 Archibald St BOX HILL 3128 (REI)

Agent Comments

2 1 1

Price: \$438,000

Method: Private Sale

Date: 03/04/2023

Property Type: Apartment



216/394-398 Middleborough Rd BLACKBURN 3130 (REI)

Agent Comments

2 1 1

Price: \$432,000

Method: Private Sale

Date: 20/02/2023

Property Type: Apartment