

# 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 25/23-33 Cambridge Street, Box Hill 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 \$495,000

### Median sale price

Median price \$625,000

Property Type Unit

Suburb Box Hill

Period - From 01/01/2020

to 31/03/2020

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	502/1 Watts St BOX HILL 3128	\$480,000	17/03/2020
2	111/710 Station St BOX HILL 3128	\$478,200	07/01/2020
3	204/740 Station St BOX HILL 3128	\$470,000	12/02/2020

**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:

08/05/2020 16:13

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**Indicative Selling Price**  
\$495,000

**Median Unit Price**  
March quarter 2020: \$625,000



**Property Type:**  
Agent Comments

## Comparable Properties



**502/1 Watts St BOX HILL 3128 (REI/VG)**

Agent Comments



**Price:** \$480,000  
**Method:** Private Sale  
**Date:** 17/03/2020  
**Property Type:** Apartment

**111/710 Station St BOX HILL 3128 (VG)**

Agent Comments



**Price:** \$478,200  
**Method:** Sale  
**Date:** 07/01/2020  
**Property Type:** Flat/Unit/Apartment (Res)

**204/740 Station St BOX HILL 3128 (REI)**

Agent Comments



**Price:** \$470,000  
**Method:** Private Sale  
**Date:** 12/02/2020  
**Rooms:** 4  
**Property Type:** Apartment