

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

22/23-33 CAMBRIDGE STREET BOX HILL 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

\$320,000

&

\$352,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Box Hill

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

21/23-33 CAMBRIDGE STREET BOX HILL VIC 3128	\$344,000	29-Oct-22
4/12 OXFORD STREET BOX HILL VIC 3128	\$349,000	26-Oct-22
104/771 STATION STREET BOX HILL NORTH VIC 3129	\$323,000	02-Feb-23

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: 10 March 2023



21/23-33 CAMBRIDGE STREET BOX HILL VIC 3128 Sold Price **\$344,000** Sold Date **29-Oct-22**

 1  1  1

Distance **0km**



4/12 OXFORD STREET BOX HILL VIC 3128 Sold Price **\$349,000** Sold Date **26-Oct-22**

 1  1  1

Distance **0.07km**



104/771 STATION STREET BOX HILL NORTH VIC 3129 Sold Price ^{RS} **\$323,000** Sold Date **02-Feb-23**

 1  1  1

Distance **0.91km**

RS = Recent sale **UN** = Undisclosed Sale

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