

# 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

1/23-33 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 \$780,000

### Median sale price

Median price \$875,000

Property Type Townhouse

Suburb Box Hill

Period - From 01/10/2021

to 30/09/2022

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	2/46 Ellingworth Pde BOX HILL 3128	\$780,000	26/08/2022
2			
3			

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:

01/10/2022 15:57

1/23-33 Cambridge Street, Box Hill Vic 3128



PhilipWebb

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**Indicative Selling Price**

\$780,000

**Median Townhouse Price**

01/10/2021 - 30/09/2022: \$875,000



3 1 1

**Property Type:** Townhouse  
(Single)

**Land Size:** 83 sqm approx

Agent Comments

## Comparable Properties



**2/46 Ellingworth Pde BOX HILL 3128 (REI/VG)** Agent Comments

3 2 1

**Price:** \$780,000

**Method:** Private Sale

**Date:** 26/08/2022

**Property Type:** Townhouse (Single)

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 - Philip Webb



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