

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

23 Campbell Parade, Box Hill South Vic 3128

Indicative selling price

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

Range between

\$1,350,000

 &

\$1,450,000

Median sale price

Median price

\$1,500,000

 Property Type

House

 Suburb

Box Hill South

Period - From

01/07/2023

 to

30/09/2023

 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	9 Clanbrae Av BURWOOD 3125	\$1,513,000	05/08/2023
2	16 Surrey St BOX HILL SOUTH 3128	\$1,410,100	28/10/2023
3	6 Highfield Av BLACKBURN SOUTH 3130	\$1,410,000	11/11/2023

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:

13/11/2023 17:16



Rooms: 5

Property Type: House

Land Size: 606.587 sqm approx

Agent Comments

Comparable Properties



9 Clanbrae Av BURWOOD 3125 (REI/VG)

Agent Comments



Price: \$1,513,000

Method: Auction Sale

Date: 05/08/2023

Property Type: House (Res)

Land Size: 691 sqm approx



16 Surrey St BOX HILL SOUTH 3128 (REI)

Agent Comments



Price: \$1,410,100

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 585 sqm approx



6 Highfield Av BLACKBURN SOUTH 3130 (REI) Agent Comments



Price: \$1,410,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)

Land Size: 632 sqm approx