

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	221 Dorking Road, Box Hill North Vic 3129
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,150,000	&	\$1,250,000

Median sale price

Median price	\$1,124,000	Hou	ıse X	Unit		Subu	Box Hill North
Period - From	01/04/2019	to	30/06/2019		Source	REIV	

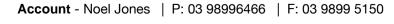
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	10 Anthony Cr BOX HILL NORTH 3129	\$1,185,000	18/05/2019
2	183 Dorking Rd BOX HILL NORTH 3129	\$1,167,000	25/05/2019
3	50 Twyford St BOX HILL NORTH 3129	\$1,135,000	08/06/2019

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.







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Property Type: House (Res) Land Size: 588 sqm approx

Agent Comments

Indicative Selling Price \$1,150,000 - \$1,250,000 **Median House Price** June guarter 2019: \$1,124,000

Comparable Properties



10 Anthony Cr BOX HILL NORTH 3129 (REI)







Price: \$1.185.000 Method: Auction Sale Date: 18/05/2019

Rooms: 7

Property Type: House (Res)

Agent Comments



183 Dorking Rd BOX HILL NORTH 3129 (REI)

--3







Price: \$1,167,000 Method: Auction Sale Date: 25/05/2019

Rooms: -

Property Type: House (Res) Land Size: 658 sqm approx **Agent Comments**



50 Twyford St BOX HILL NORTH 3129 (REI)

1 3





6 2 €

Price: \$1,135,000 Method: Auction Sale Date: 08/06/2019

Rooms: -

Property Type: House (Res) Land Size: 659 sqm approx

Agent Comments

Account - Noel Jones | P: 03 98996466 | F: 03 9899 5150





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