

109 Dorking Road, Box Hill North Vic 3129

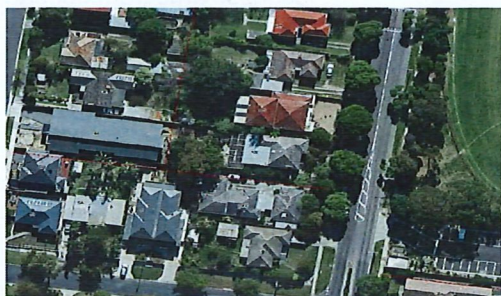
McGrath

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4 2 2

Rooms:

Property Type: House

Land Size: 750

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

March quarter 2017: \$1,442,000

Comparable Properties



21 Mckean St BOX HILL NORTH 3129 (REI)

Agent Comments

3 2 3

Price: \$1,550,000

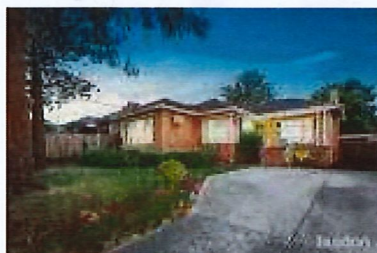
Method: Private Sale

Date: 29/03/2017

Rooms: -

Property Type: House

Land Size: 698 sqm



6 Ronald St BOX HILL NORTH 3129 (REI)

Agent Comments

4 1 2

Price: \$1,550,000

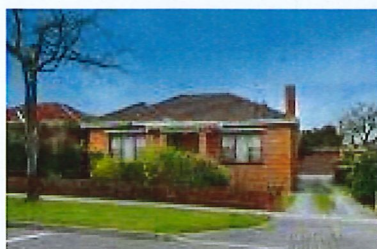
Method: Auction Sale

Date: 04/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 780 sqm



114 Nelson Rd BOX HILL NORTH 3129 (VG)

Agent Comments

4 - -

Price: \$1,560,000

Method: Sale

Date: 30/01/2017

Rooms: -

Property Type: House (Res)

Land Size: 715 sqm

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	109 Dorking Road, Box Hill North Vic 3129
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Indicative selling price

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

Range between	\$1,500,000	&	\$1,650,000
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Median sale price

Median price	\$1,442,000	House	X	Suburb	Box Hill North
Period - From	01/01/2017	to	31/03/2017	Source	REIV

Comparable property sales

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 Mckean St BOX HILL NORTH 3129	\$1,550,000	29/03/2017
6 Ronald St BOX HILL NORTH 3129	\$1,550,000	04/03/2017
114 Nelson Rd BOX HILL NORTH 3129	\$1,560,000	30/01/2017