

Statement of information

Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

Property offered for sale

Address Including suburb and postcode

23 Narallah Grove, Box Hill North VIC 3129

Indicative selling price

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

**SINGLE
PRICE**

\$888,000

Median sale price

**MEDIAN
PRICE**

\$1,020,000

HOUSE

X

SUBURB

Box Hill North

**PERIOD -
FROM**

1st January 2019

TO

31st March 2019

SOURCE

REIV

Comparable property sales

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

22 Maude Street, Box Hill North

\$871,000

26.01.2019

214 Dorking Road, Box Hill North

\$730,000

23.03.2019

61 Heathfield Rise, Box Hill South

\$940,000

09.02.2019

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Comparable properties



\$871,000

22 Maude Street, Box Hill North, Victoria

DATE: 26.01.2019

PROPERTY TYPE: House

 2  1
 2  594 sqm x



\$730,000

214 Dorking Road, Box Hill North, Victoria

DATE: 23.03.2019

PROPERTY TYPE: House

 3  1
 1  526 sqm



\$940,000

61 Heathfield Rise, Box Hill South, Victoria

DATE: 09.02.2019

PROPERTY TYPE: House

 3  1
 2  592 sqm x

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee