

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

14 Toogoods Rise, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,480,000

&

\$1,550,000

Median sale price

Median price \$1,370,000

Property Type House

Suburb Box Hill North

Period - From 13/03/2021

to

12/03/2022

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	4 Morinda Cr DONCASTER EAST 3109	\$1,548,000	23/10/2021
2	76 Whittens La DONCASTER 3108	\$1,540,000	19/02/2022
3	12 Nathan St DONCASTER 3108	\$1,480,000	24/09/2021

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:

13/03/2022 14:46



4 2 2

Property Type: House (Res)

Land Size: 587 sqm approx

Agent Comments

Indicative Selling Price

\$1,480,000 - \$1,550,000

Median House Price

13/03/2021 - 12/03/2022: \$1,370,000

Comparable Properties



4 Morinda Cr DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 1 2

Price: \$1,548,000

Method: Auction Sale

Date: 23/10/2021

Property Type: House (Res)

Land Size: 654 sqm approx



76 Whittens La DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,540,000

Method: Sold Before Auction

Date: 19/02/2022

Property Type: House (Res)

Land Size: 653 sqm approx

12 Nathan St DONCASTER 3108 (REI/VG)

Agent Comments

4 - -

Price: \$1,480,000

Method: Private Sale

Date: 24/09/2021

Property Type: House (Res)

Land Size: 659 sqm approx