

## 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

3/71 Dorking Road Box Hill North VIC 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$749,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$842,000

Property type

Unit

Suburb

Box Hill North

Period-from

01 Apr 2019

to

31 Mar 2020

Source

Corelogic

### 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 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

1/21 Severn Street Box Hill North VIC 3129	\$690,000	03-Apr-20
1/36 Tyne Street Box Hill North VIC 3129	\$703,000	29-Feb-20
1/42 Clyde Street Box Hill North VIC 3129	\$732,000	07-Jan-20

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 6 months.~~

This Statement of Information was prepared on: 14 April 2020



**1/21 Severn Street Box Hill North VIC 3129**

Sold Price

<sup>RS</sup> **\$690,000** Sold Date **03-Apr-20**

2 1 3

Distance **0.14km**



**1/36 Tyne Street Box Hill North VIC 3129**

Sold Price

<sup>RS</sup> **\$703,000** Sold Date **29-Feb-20**

2 1 2

Distance **0.51km**



**1/42 Clyde Street Box Hill North VIC 3129**

Sold Price

**\$732,000** Sold Date **07-Jan-20**

2 1 1

Distance **0.56km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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