

# 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

83 Heathfield Rise, 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)

Range between \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,300,000

Property Type House

Suburb Box Hill North

Period - From 01/01/2021

to 31/03/2021

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	45 Trawool St BOX HILL NORTH 3129	\$1,205,000	26/06/2021
2	14 Benjamin St BOX HILL NORTH 3129	\$1,235,000	02/03/2021
3	161 Dorking Rd BOX HILL NORTH 3129	\$1,388,000	19/02/2021

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:

14/07/2021 08:51



**Property Type:** House (Res)

**Land Size:** 628 sqm approx

Agent Comments

## Comparable Properties



**45 Trawool St BOX HILL NORTH 3129 (REI)**

Agent Comments



**Price:** \$1,205,000

**Method:** Auction Sale

**Date:** 26/06/2021

**Property Type:** House (Res)

**Land Size:** 605 sqm approx



**14 Benjamin St BOX HILL NORTH 3129 (VG)**

Agent Comments



**Price:** \$1,235,000

**Method:** Sale

**Date:** 02/03/2021

**Property Type:** House (Res)

**Land Size:** 602 sqm approx



**161 Dorking Rd BOX HILL NORTH 3129 (REI/VG)**

Agent Comments



**Price:** \$1,388,000

**Method:** Auction Sale

**Date:** 19/02/2021

**Property Type:** House (Res)

**Land Size:** 631 sqm approx