

# 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

75 Harrison Street, 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 \$1,400,000

&

\$1,500,000

### Median sale price

Median price \$1,214,500

Property Type House

Suburb Box Hill North

Period - From 01/01/2020

to 31/12/2020

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	12 Cameron Rd BOX HILL NORTH 3129	\$1,480,000	07/11/2020
2	14 Beverley Cr BLACKBURN 3130	\$1,451,000	04/11/2020
3	47 Boondara Rd MONT ALBERT NORTH 3129	\$1,436,000	16/12/2020

**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:

27/01/2021 09:16



**Property Type:** House

**Land Size:** 630 sqm approx

**Agent Comments**

## Comparable Properties



**12 Cameron Rd BOX HILL NORTH 3129 (REI)**

**Agent Comments**



**Price:** \$1,480,000

**Method:** Auction Sale

**Date:** 07/11/2020

**Property Type:** House (Res)

**Land Size:** 648 sqm approx



**14 Beverley Cr BLACKBURN 3130 (REI/VG)**

**Agent Comments**



**Price:** \$1,451,000

**Method:** Private Sale

**Date:** 04/11/2020

**Property Type:** House

**Land Size:** 738 sqm approx



**47 Boondara Rd MONT ALBERT NORTH 3129 (REI)**

**Agent Comments**



**Price:** \$1,436,000

**Method:** Private Sale

**Date:** 16/12/2020

**Property Type:** House

**Land Size:** 367 sqm approx