

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

3/88 Dorking Road, Box Hill North Vic 3129

Indicative selling price

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

Single price

\$1,190,000

Median sale price

Median price

\$762,500

Property Type

Unit

Suburb

Box Hill North

Period - From

01/07/2018

to

30/06/2019

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	1/50 Clyde St BOX HILL NORTH 3129	\$1,270,000	30/04/2019
2	1/12 Barkly St BOX HILL 3128	\$1,252,000	09/08/2019
3	1/88 Dorking Rd BOX HILL NORTH 3129	\$1,150,000	22/06/2019

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:

16/09/2019 12:26



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



1/50 Clyde St BOX HILL NORTH 3129 (REI/VG) Agent Comments

4 3 2

Price: \$1,270,000

Method: Private Sale

Date: 30/04/2019

Property Type: Townhouse (Single)



1/12 Barkly St BOX HILL 3128 (REI)

Agent Comments

4 3 2

Price: \$1,252,000

Method: Sold Before Auction

Date: 09/08/2019

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 293 sqm approx



1/88 Dorking Rd BOX HILL NORTH 3129 (REI) Agent Comments

3 2 2

Price: \$1,150,000

Method: Auction Sale

Date: 22/06/2019

Rooms: 6

Property Type: Townhouse (Res)