

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

2/561 Middleborough Road Box Hill North VIC 3129

Indicative selling price

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

Single Price

\$790,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,000

Property type

Unit

Suburb

Box Hill North

Period-from

01 Sep 2018

to

31 Aug 2019

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

3/27 Tram Road Doncaster VIC 3108	\$780,000	07-Sep-19
1/92 Medway Street Box Hill North VIC 3129	\$769,200	22-Jun-19
2/99 Dorking Road Box Hill North VIC 3129	\$751,000	20-Jul-19

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: 18 September 2019



3/27 Tram Road Doncaster VIC 3108

Sold Price

^{RS} **\$780,000** Sold Date **07-Sep-19**

 3  2  2

Distance **1.94km**



1/92 Medway Street Box Hill North VIC 3129

Sold Price

\$769,200 Sold Date **22-Jun-19**

 3  2  2

Distance **1.78km**



2/99 Dorking Road Box Hill North VIC 3129

Sold Price

^{RS} **\$751,000** Sold Date **20-Jul-19**

 2  1  1

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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