Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

| Address | 65 Heathfield Rise, Box Hill North Vic 3129 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |

Indicative selling price

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

Median sale price

| Median price | \$1,270,000 | Pro | perty Type | House | | Suburb | Box Hill North |
|---------------|-------------|-----|------------|-------|--------|--------|----------------|
| Period - From | 01/04/2020 | 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

| 7,01 | aress of comparable property | 1 1100 | Date of Sale |
|------|--|-----------|--------------|
| 1 | 4/231 Dorking Rd BOX HILL NORTH 3129 | \$880,000 | 18/05/2021 |
| 2 | 3/434 Middleborough Rd BLACKBURN 3130 | \$865,000 | 15/03/2021 |
| 3 | 1/545 Middleborough Rd BOX HILL NORTH 3129 | \$811,000 | 05/03/2021 |

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: | 24/05/2021 15:38 |
|--|------------------|



Date of sale

McGrath









Property Type: House Land Size: 589 sqm approx **Agent Comments**

\$800,000 - \$880,000 **Median House Price**

Year ending March 2021: \$1,270,000

Indicative Selling Price

Comparable Properties



4/231 Dorking Rd BOX HILL NORTH 3129 (REI) Agent Comments





Price: \$880,000 Method: Private Sale Date: 18/05/2021

Property Type: Townhouse (Res)



3/434 Middleborough Rd BLACKBURN 3130

(REI/VG)





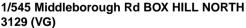
Price: \$865,000

Method: Sold Before Auction

Date: 15/03/2021

Property Type: Townhouse (Single)

Agent Comments









Price: \$811,000 Method: Sale Date: 05/03/2021

Property Type: Strata Unit/Villa Unit/Townhouse

- Single OYO Unit

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



