

# 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

65 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 \$800,000 & \$880,000

### Median sale price

Median price \$1,270,000 Property 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             | Price     | 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



3   
 1   
 2

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

**Indicative Selling Price**  
 \$800,000 - \$880,000  
**Median House Price**  
 Year ending March 2021: \$1,270,000

## Comparable Properties



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

3   
 2   
 1

**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 18/05/2021  
**Property Type:** Townhouse (Res)



3/434 Middleborough Rd BLACKBURN 3130 (REI/VG) Agent Comments

3   
 2   
 2

**Price:** \$865,000  
**Method:** Sold Before Auction  
**Date:** 15/03/2021  
**Property Type:** Townhouse (Single)



1/545 Middleborough Rd BOX HILL NORTH 3129 (VG) Agent Comments

2   
 -   
 -

**Price:** \$811,000  
**Method:** Sale  
**Date:** 05/03/2021  
**Property Type:** Strata Unit/Villa Unit/Townhouse  
 - Single OYO Unit