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

5/231 Dorking Road, Box Hill North Vic 3129

Indicative selling price

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

Range between $780,000 & $850,000

Median sale price

| Median price | $864,000 | Property Type | Unit | Suburb | Box Hill North |

| Period - From | 17/10/2022 | to | 16/10/2023 | 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 6/798 Elgar Rd DONCASTER 3108	$850,000	14/06/2023
2 65 Katrina St BLACKBURN NORTH 3130	$817,500	03/06/2023
3 2/6 Aspinall Rd BOX HILL NORTH 3129	$800,000	03/05/2023

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: 17/10/2023 18:04

CONSUMER AFFAIRS VICTORIA

5/231 Dorking Road, Box Hill North Vic 3129

🛏 3   🛁 2   🚗 2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
$780,000 - $850,000
Median Unit Price
17/10/2022 - 16/10/2023: $864,000

Comparable Properties

6/798 Elgar Rd DONCASTER 3108 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $850,000
Method: Sold Before Auction
Date: 14/06/2023
Property Type: Townhouse (Res)

Agent Comments

65 Katrina St BLACKBURN NORTH 3130 (REI/VG)

🛏 3   🛁 2   🚗 1

Price: $817,500
Method: Auction Sale
Date: 03/06/2023
Property Type: Townhouse (Res)

Agent Comments

2/6 Aspinall Rd BOX HILL NORTH 3129 (VG)

🛏 3   🛁 -   🚗 -

Price: $800,000
Method: Sale
Date: 03/05/2023
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - VICPROP