

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 15 Toogoods Rise, Box Hill North Vic 3129

Indicative selling price

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

Range between \$860,000 & \$940,000

Median sale price

Median price \$1,018,888 House X Unit Suburb Box Hill North

Period - From 01/01/2019 to 31/03/2019 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	61 Heathfield Rise BOX HILL NORTH 3129	\$940,000	09/02/2019
2	22 Maude St BOX HILL NORTH 3129	\$871,000	26/01/2019
3	4 Cherry Orchard Rise BOX HILL NORTH 3129	\$860,000	16/03/2019

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.

 3
  1
  2

Rooms: 0
Property Type: House
 Agent Comments

Indicative Selling Price
 \$860,000 - \$940,000
Median House Price
 March quarter 2019: \$1,018,888

Comparable Properties

61 Heathfield Rise BOX HILL NORTH 3129 (REI)

Agent Comments

 3
  1
  2

Price: \$940,000
Method: Auction Sale
Date: 09/02/2019
Rooms: -
Property Type: House
Land Size: 593 sqm approx



22 Maude St BOX HILL NORTH 3129 (REI)

Agent Comments

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  1
  2

Price: \$871,000
Method: Private Sale
Date: 26/01/2019
Rooms: 4
Property Type: House

4 Cherry Orchard Rise BOX HILL NORTH 3129 (REI)

Agent Comments

 3
  1
  4

Price: \$860,000
Method: Auction Sale
Date: 16/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 608 sqm approx