

# 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

54 Harrison Street, 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 \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,279,000

Property Type House

Suburb Box Hill North

Period - From 01/10/2019

to 30/09/2020

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	8 Heathfield Rise BOX HILL NORTH 3129	\$1,100,000	19/10/2020
2	23 Marshall Rd BOX HILL NORTH 3129	\$1,045,000	12/11/2020
3	32 Brindy Cr DONCASTER EAST 3109	\$1,001,800	13/08/2020

**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:

01/12/2020 15:05



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
Year ending September 2020: \$1,279,000

## Comparable Properties



**8 Heathfield Rise BOX HILL NORTH 3129 (VG)** **Agent Comments**



**Price:** \$1,100,000  
**Method:** Sale  
**Date:** 19/10/2020  
**Property Type:** House (Res)  
**Land Size:** 589 sqm approx



**23 Marshall Rd BOX HILL NORTH 3129 (REI)** **Agent Comments**



**Price:** \$1,045,000  
**Method:** Auction Sale  
**Date:** 12/11/2020  
**Property Type:** House (Res)  
**Land Size:** 639 sqm approx

**32 Brindy Cr DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**



**Price:** \$1,001,800  
**Method:** Private Sale  
**Date:** 13/08/2020  
**Property Type:** House (Res)  
**Land Size:** 721 sqm approx