

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

30 Heathfield Rise, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,290,000

Property Type House

Suburb Box Hill North

Period - From 03/09/2020

to

02/09/2021

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.

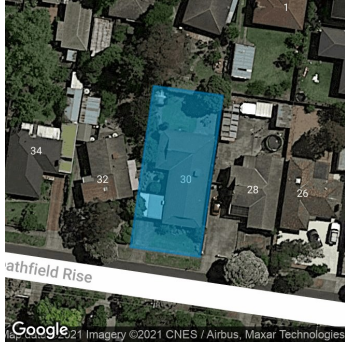
	Address of comparable property	Price	Date of sale
1	16 Benjamin St BOX HILL NORTH 3129	\$1,190,000	06/03/2021
2	34 Second Av BOX HILL NORTH 3129	\$1,185,000	20/04/2021
3	35 Wetherby Rd DONCASTER 3108	\$1,129,000	17/04/2021

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:

03/09/2021 11:04



 4  2  2

Property Type: House
Land Size: 592 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
03/09/2020 - 02/09/2021: \$1,290,000

Comparable Properties



16 Benjamin St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,190,000
Method: Auction Sale
Date: 06/03/2021
Property Type: House (Res)
Land Size: 580 sqm approx



34 Second Av BOX HILL NORTH 3129 (REI/VG) **Agent Comments**

 4  1  2

Price: \$1,185,000
Method: Private Sale
Date: 20/04/2021
Property Type: House (Res)
Land Size: 590 sqm approx



35 Wetherby Rd DONCASTER 3108 (REI/VG)

Agent Comments

 4  1  4

Price: \$1,129,000
Method: Auction Sale
Date: 17/04/2021
Property Type: House (Res)
Land Size: 652 sqm approx