

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

1/49 Dorking Road Box Hill VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Box Hill

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

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 6 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

3/49 Dorking Road Box Hill VIC 3128	\$926,000	01-May-21
2/8 Mersey Street Box Hill North VIC 3129	\$1,050,000	13-Mar-21
1/10 Camelia Street Box Hill VIC 3128	\$1,000,000	27-Feb-21

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 6 months.~~

This Statement of Information was prepared on: 03 May 2021



3/49 Dorking Road Box Hill VIC 3128

3 2 1

Sold Price

^{RS} **\$926,000** Sold Date **01-May-21**

Distance **0.03km**



2/8 Mersey Street Box Hill North VIC 3129

3 2 2

Sold Price

^{RS} **\$1,050,000** Sold Date **13-Mar-21**

Distance **0.19km**



1/10 Camelia Street Box Hill VIC 3128

3 1 1

Sold Price

^{RS} **\$1,000,000** Sold Date **27-Feb-21**

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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