

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

1/68 Dorking Road, Box Hill Vic 3128

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$555,000

Property Type Unit

Suburb Box Hill

Period - From 01/10/2023

to 31/12/2023

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	3/2 Simpsons Rd BOX HILL 3128	\$736,000	03/02/2024
2	4/186 Dorking Rd BOX HILL NORTH 3129	\$732,000	25/11/2023
3	2/81 Severn St BOX HILL NORTH 3129	\$710,000	01/12/2023

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:

26/02/2024 11:09



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1/68 Dorking Road, Box Hill

Whitehorse Council Rates: \$1,371.55 approx.
 Owners Corporation Fee: \$1,800.00 per annum approx.
 Land size: 132sqm approx.
 Building size: 100sqm approx. Inc Garage
 Natural light throughout
 Spotted gum floorboards in living room & hallway
 Split system in living room
 Modern kitchen with Westinghouse oven and Fisher and Paykel dishwasher
 2 x bedrooms with BIRs, carpets and ceiling fans
 Renovated fully tiled bathroom
 Large laundry
 Outdoor north facing decking area
 Single lock-up garage with electricity access
 Additional off-street parking

Rental Estimate

\$525 - \$550 per week (approx.)

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected

Close proximity to

Schools Kerrimuir Primary School (zoned) – 1.5km
 St Francis Xavier Catholic Church – 400m
 Box Hill High School (zoned) - 1.1km
 Our Lady of Sion College – 500m

Shops Box Hill Central – 1.2km
 Blackburn Square – 2.5km
 Westfield Doncaster – 3.6km

Parks Springfield Park – 75m
 Box Hill Gardens - 1.5km
 Box Hill City Oval – 1.0km

Transport Box Hill train station – 1.3km
 Tram 109 to Port Melbourne – 1.2km
 Bus 270 Box Hill - Mitcham via Blackburn North
 Bus 271 Box Hill Station – Ringwood via Park Orchards
 Bus 279 Box Hill Station – Doncaster SC via Middleborough Rd

Settlement

10% deposit, 30/60/90 days or any other such terms that have been agreed to in writing, by the vendor prior to auction.



Rachel Waters
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Cameron Way
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Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

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