

## 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 174 Dorking Road, 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)

Single price  or range between \$950,000 & \$1,045,000

### Median sale price

Median price \$1,260,000 Property type House Suburb BOX HILL NORTH

Period - From 19/07/2020 to 15/01/2021 Source CoreLogic

### Comparable property sales

**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 55 Kerrimuir Street Box Hill North	\$999,999	16/12/2020
2 42 Eram Road Box Hill North	\$993,000	12/12/2020
3 23 Marshall Road Box Hill North	\$1,045,000	12/11/2020

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: 15/01/2021