

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

109 Dorking Road, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,406,500

Property Type House

Suburb Box Hill North

Period - From 01/01/2024

to 31/03/2024

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	7 Boyd St DONCASTER 3108	\$1,450,000	11/04/2024
2	7 Loraine Av BOX HILL NORTH 3129	\$1,425,000	02/03/2024
3	16 Vista Ct BOX HILL NORTH 3129	\$1,363,000	09/03/2024

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:

04/06/2024 12:55



Property Type: House

Land Size: 748 sqm approx

Agent Comments

Comparable Properties



7 Boyd St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,450,000

Method: Private Sale

Date: 11/04/2024

Property Type: House

Land Size: 750 sqm approx



7 Loraine Av BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,425,000

Method: Private Sale

Date: 02/03/2024

Rooms: 12

Property Type: House (Res)

Land Size: 763 sqm approx



16 Vista Ct BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,363,000

Method: Auction Sale

Date: 09/03/2024

Property Type: House (Res)

Land Size: 563 sqm approx