

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

23 Marshall Road, Box Hill North Vic 3129

Indicative selling price

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

Range between

\$2,100,000

&

\$2,300,000

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	223 Dorking Rd BOX HILL NORTH 3129	\$2,205,000	23/03/2024
2	108 Dorking Rd BOX HILL NORTH 3129	\$2,168,000	28/03/2024
3			

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:

24/04/2024 12:19

Maggie Sun

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Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

March quarter 2024: \$1,406,500



 5  3  2

Property Type: House

Land Size: 641 sqm approx

Agent Comments

Comparable Properties



223 Dorking Rd BOX HILL NORTH 3129 (REI)

Agent Comments

 5  3  3

Price: \$2,205,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 588 sqm approx



108 Dorking Rd BOX HILL NORTH 3129 (REI)

Agent Comments

 5  2  2

Price: \$2,168,000

Method: Private Sale

Date: 28/03/2024

Property Type: House

Land Size: 897 sqm approx

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.

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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