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

3 Cherry Orchard Rise, Box Hill North Vic 3129

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$1,100,000		&		\$1,210,000			
Median sale p	rice							
Median price	\$1,320,000	Pro	operty Type	Hous	se		Suburb	Box Hill North
Period - From	04/08/2022	to	03/08/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	36 Cameron Rd BOX HILL NORTH 3129	\$1,200,000	21/03/2023
2	2 Twyford St BOX HILL NORTH 3129	\$1,185,000	22/07/2023
3	57 Mitta St BOX HILL NORTH 3129	\$1,100,000	18/04/2023

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:

04/08/2023 10:24









Property Type: Agent Comments Indicative Selling Price \$1,100,000 - \$1,210,000 Median House Price 04/08/2022 - 03/08/2023: \$1,320,000

Comparable Properties



36 Cameron Rd BOX HILL NORTH 3129 (REI) Agent Comments



Price: \$1,200,000 Method: Private Sale Date: 21/03/2023 Property Type: House Land Size: 703 sqm approx

2 Twyford St BOX HILL NORTH 3129 (REI) Agent Comments

Agent Comments



Price: \$1,185,000 Method: Auction Sale Date: 22/07/2023 Property Type: House (Res) Land Size: 591 sqm approx



57 Mitta St BOX HILL NORTH 3129 (REI)



Price: \$1,100,000 Method: Private Sale Date: 18/04/2023

Property Type: House Land Size: 572 sqm approx

Account - Ray White Blackburn | P: 03 9878 4411 | F: 03 9878 5100





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