

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 consumer.vic.gov.au/underquoting

Range between \$1,100,000 & \$1,210,000

Median sale price

Median price \$1,320,000 Property Type House Suburb Box Hill North

Period - From 04/08/2022 to 03/08/2023 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	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.~~

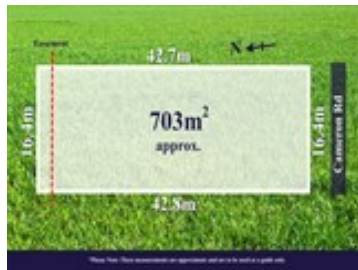
This Statement of Information was prepared on: 04/08/2023 10:24



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



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) Agent Comments



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