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

6 Daisy Court, Box Hill North Vic 3129

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$1,020,000		&		\$1,120,000			
Median sale p	rice							
Median price	\$1,310,000	Pro	operty Type	Hous	se		Suburb	Box Hill North
Period - From	16/10/2022	to	15/10/2023		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	3 Cherry Orchard Rise BOX HILL NORTH 3129	\$1,165,000	02/09/2023
2	633 Elgar Rd MONT ALBERT NORTH 3129	\$1,119,600	13/05/2023
3	11 Eram Rd BOX HILL NORTH 3129	\$1,020,000	10/06/2023

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:

16/10/2023 16:19



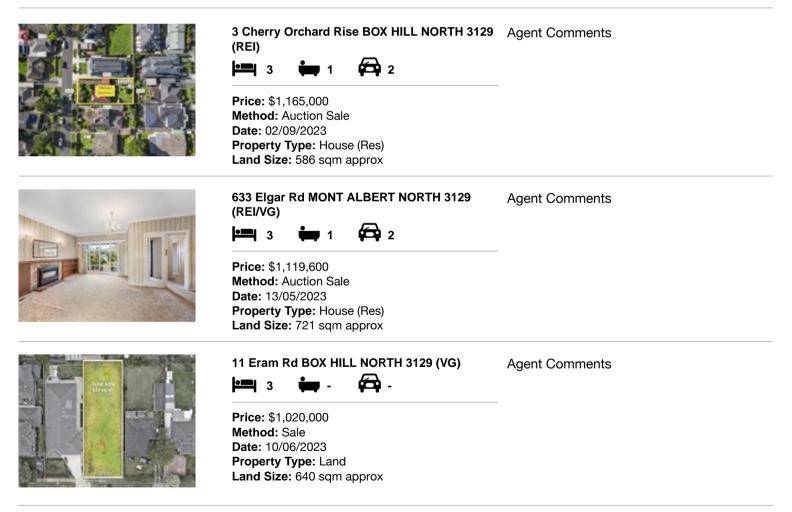






Property Type: Land Size: 599 sqm approx Agent Comments Indicative Selling Price \$1,020,000 - \$1,120,000 Median House Price 16/10/2022 - 15/10/2023: \$1,310,000

Comparable Properties



Account - Jellis Craig | P: (03) 9908 5700



Propertydata

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