

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 consumer.vic.gov.au/underquoting

Range between \$1,020,000 & \$1,120,000

Median sale price

Median price \$1,310,000 Property Type House Suburb Box Hill North

Period - From 16/10/2022 to 15/10/2023 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	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



3 1 2

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



3 Cherry Orchard Rise BOX HILL NORTH 3129 **Agent Comments**
 (REI)

3 1 2

Price: \$1,165,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)
Land Size: 586 sqm approx



633 Elgar Rd MONT ALBERT NORTH 3129 **Agent Comments**
 (REI/VG)

3 1 2

Price: \$1,119,600
Method: Auction Sale
Date: 13/05/2023
Property Type: House (Res)
Land Size: 721 sqm approx



11 Eram Rd BOX HILL NORTH 3129 (VG) **Agent Comments**

3 - -

Price: \$1,020,000
Method: Sale
Date: 10/06/2023
Property Type: Land
Land Size: 640 sqm approx

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