

## 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

59 Heathfield Rise Box Hill North VIC 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$990,000

&

\$1,080,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,204,500

Property type

House

Suburb

Box Hill North

Period-from

01 Jan 2020

to

31 Dec 2020

Source

Corelogic

### 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 6 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

|   |             |           |
|---|-------------|-----------|
| 42 Eram Road Box Hill North VIC 3129        | \$993,000   | 12-Dec-20 |
| 23 Marshall Road Box Hill North VIC 3129    | \$1,045,000 | 12-Nov-20 |
| 17A Woodhouse Grove Box Hill North VIC 3129 | \$1,050,000 | 24-Nov-20 |

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 6 months.~~

This Statement of Information was prepared on: 25 January 2021



**42 Eram Road Box Hill North VIC 3129**

Sold Price

**\$993,000**

Sold Date

**12-Dec-20**

5

2

2

Distance

**0.34km**



**23 Marshall Road Box Hill North VIC 3129**

Sold Price

<sup>RS</sup> **\$1,045,000**

Sold Date

**12-Nov-20**

3

1

1

Distance

**0.42km**



**17A Woodhouse Grove Box Hill North VIC 3129**

Sold Price

**\$1,050,000**

Sold Date

**24-Nov-20**

3

1

2

Distance

**1.47km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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