

## 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

66 Harrison Street 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

\$1,130,000

&

\$1,230,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,085,000

Property type

House

Suburb

Box Hill North

Period-from

01 Jan 2019

to

31 Dec 2019

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

71 Harrison Street Box Hill North VIC 3129	\$1,200,000	23-Sep-19
58 Harrison Street Box Hill North VIC 3129	\$1,270,000	07-Sep-19
21 Aspinall Road Box Hill North VIC 3129	\$1,230,000	14-Sep-19

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: 10 January 2020



**71 Harrison Street Box Hill North  
VIC 3129**

 3  1  -

Sold Price **\$1,200,000** Sold Date **23-Sep-19**

Distance **0.08km**

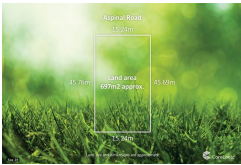


**58 Harrison Street Box Hill North  
VIC 3129**

 4  2  1

Sold Price **\$1,270,000** Sold Date **07-Sep-19**

Distance **0.15km**



**21 Aspinal Road Box Hill North VIC  
3129**

 3  1  2

Sold Price **\$1,230,000** Sold Date **14-Sep-19**

Distance **0.24km**

RS = Recent sale      UN = Undisclosed Sale

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