

## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

### PROPERTY OFFERED FOR SALE

**2 Cherry Orchard 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)

**Range Between \$1,130,000 & \$1,190,000**

### MEDIAN SALE PRICE

**Median price \$1,365,000 | House | Box Hill North (3129)**

**Period - From 1 April 2017 to 30 June 2017 | Source - REIV**

### COMPARABLE PROPERTY SALES

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      |
|---|--------------------|-------------------|
| <b>40 WETHERBY RD, DONCASTER VIC 3108</b>       | <b>\$1,200,000</b> | <b>15/05/2017</b> |
| <b>59 KERRIMUIR ST, BOX HILL NORTH VIC 3129</b> | <b>\$1,190,000</b> | <b>01/04/2017</b> |
| <b>23 GAY ST, BLACKBURN NORTH VIC 3130</b>      | <b>\$1,140,000</b> | <b>11/02/2017</b> |