# McGrath



### 36 Harrison Street, Box Hill North

#### 3 beds 1 baths 2 cars

Additional Information	Commanding an elevated position on a quiet street, this classic sold brick family residence offers immense potential. It's set on 640sqm, a stroll from Kerrimuir Primary School, local shops, Springfield Park and buses, while minutes from Box Hill Central.	Terms	10% deposit, balance 30/45/60 days or other such terms that the vendors have agreed to in writing.
:		Chattles	All fixed floor coverings, light fittings and window furnishings as inspected
Schools	Kerrimuir Primary School – 0.65km St Francis Xavier's Catholic Primary School – 1.6km Box Hill North Primary School – 1.1km Old Orchard Primary School – 2.6km	Auction Time	13 <sup>th</sup> October at 10.30am
	Blackburn Primary School – 3.8km Box Hill High School – 2.5km Blackburn High School – 2.1km		Jason Zou Sales Agent 9889 8800 0433 803 123
Shops	Box Hill Central Shopping Centre – 3km North Blackburn Shopping Centre– 2.3km Westfield Doncaster – 2.5km		jasonzou@mcgrath.com.au Elliot Kyriakou Sales Agent
Parks & Amenities	North Box Hill Tennis Club – 1.3km Koonung Creek Linear Park – 2.2km Bushy Creek Reserve – 0.65km		9877 1277 0425 779 464 elliotkyriakou@mcgrath.com.au
Transport	Box Hill Station – 2.8km Bus route 270 – Box Hill / Mitcham		

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Jason Zou 03 9889 8800 0433 803 123 jasonzou@mcgrath.com.au

#### 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

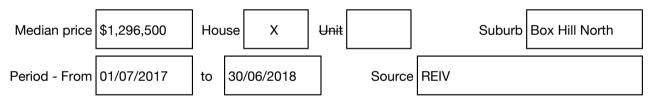
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#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$870,000	&	\$950,000

#### Median sale price



#### 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	2 Shafer Rd BLACKBURN NORTH 3130	\$950,000	26/06/2018
2	1/15 Olympiad Cr BOX HILL NORTH 3129	\$910,000	01/09/2018
3	14 Ferris Av BOX HILL NORTH 3129	\$880,000	06/06/2018

#### 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.

#### Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





#### 36 Harrison Street, Box Hill North Vic 3129

## McGrath





Rooms: Property Type: House Land Size: 640 sqm approx Agent Comments Jason Zou 03 9889 8800 0433 803 123 jasonzou@mcgrath.com.au

Indicative Selling Price \$870,000 - \$950,000 Median House Price Year ending June 2018: \$1,296,500

### **Comparable Properties**



2 Shafer Rd BLACKBURN NORTH 3130 (REI/VG)



Price: \$950,000 Method: Private Sale Date: 26/06/2018 Rooms: -Property Type: House Land Size: 589 sqm approx Agent Comments

Agent Comments

1/15 Olympiad Cr BOX HILL NORTH 3129 (REI) Agent Comments



Price: \$910,000 Method: Auction Sale Date: 01/09/2018 Rooms: 6 Property Type: House (Res) Land Size: 368 sqm approx



14 Ferris Av BOX HILL NORTH 3129 (VG)

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Price: \$880,000 Method: Sale Date: 06/06/2018 Rooms: -Property Type: House (Res) Land Size: 363 sqm approx

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propertydata

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