



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.

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
Blackburn Primary School – 3.8km
Box Hill High School – 2.5km
Blackburn High School – 2.1km

Shops Box Hill Central Shopping Centre – 3km
North Blackburn Shopping Centre – 2.3km
Westfield Doncaster – 2.5km

Parks & Amenities North Box Hill Tennis Club – 1.3km
Koonung Creek Linear Park – 2.2km
Bushy Creek Reserve – 0.65km

Transport Box Hill Station – 2.8km
Bus route 270 – Box Hill / Mitcham

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

Auction Time 13th October at 10.30am

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Sales Agent
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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

36 Harrison Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$870,000

&

\$950,000

Median sale price

Median price \$1,296,500

House

X

Unit

Suburb

Box Hill North

Period - From 01/07/2017

to

30/06/2018

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	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.



Rooms:

Property Type: House

Land Size: 640 sqm approx

Agent Comments

Comparable Properties



2 Shafer Rd BLACKBURN NORTH 3130 (REI/VG)

Agent Comments



Price: \$950,000

Method: Private Sale

Date: 26/06/2018

Rooms: -

Property Type: House

Land Size: 589 sqm approx



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)

Agent Comments



Price: \$880,000

Method: Sale

Date: 06/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 363 sqm approx