

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

3/16 Box Hill Crescent, Mont Albert North Vic 3129

Indicative selling price

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

Single price

\$1,100,000

Median sale price

Median price

\$1,450,000

Property Type

House

Suburb

Mont Albert North

Period - From

29/11/2019

to

28/11/2020

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 | 2/55-57 Winfield Rd BALWYN NORTH 3104 | \$1,081,000 | 13/07/2020 |
| 2 | 2/10 Boxleigh Gr BOX HILL NORTH 3129 | \$1,080,000 | 24/07/2020 |
| 3 | 2/19 Moselle St MONT ALBERT NORTH 3129 | \$1,070,000 | 02/09/2020 |

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.~~

This Statement of Information was prepared on:

29/11/2020 04:52



4 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,100,000

Median House Price

29/11/2019 - 28/11/2020: \$1,450,000

Comparable Properties



2/55-57 Winfield Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

3 2 2

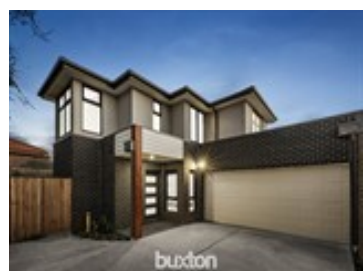
Price: \$1,081,000

Method: Private Sale

Date: 13/07/2020

Property Type: Townhouse (Single)

Land Size: 221 sqm approx



2/10 Boxleigh Gr BOX HILL NORTH 3129 (VG)

Agent Comments

4 - -

Price: \$1,080,000

Method: Sale

Date: 24/07/2020

Property Type: Flat/Unit/Apartment (Res)



2/19 Moselle St MONT ALBERT NORTH 3129 (REI)

Agent Comments

3 2 2

Price: \$1,070,000

Method: Private Sale

Date: 02/09/2020

Property Type: Unit