

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

73 Harrison Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,380,000

&

\$1,450,000

Median sale price

Median price \$1,345,000

Property Type House

Suburb Box Hill North

Period - From 01/01/2022

to

31/03/2022

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	16 Simmons St BOX HILL NORTH 3129	\$1,467,000	08/05/2022
2	68 Morrie Cr BLACKBURN NORTH 3130	\$1,350,000	11/05/2022
3	131 Woodhouse Gr BOX HILL NORTH 3129	\$1,275,000	14/05/2022

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:

20/05/2022 10:33



 4  2  1

Property Type: House
Land Size: 627 sqm approx
Agent Comments

Indicative Selling Price
\$1,380,000 - \$1,450,000
Median House Price
March quarter 2022: \$1,345,000

Comparable Properties

16 Simmons St BOX HILL NORTH 3129 (REI)

Agent Comments

 5  3  1

Price: \$1,467,000
Method: Auction Sale
Date: 08/05/2022
Property Type: House (Res)
Land Size: 663 sqm approx



68 Morrie Cr BLACKBURN NORTH 3130 (REI)

Agent Comments

 4  2  2

Price: \$1,350,000
Method: Sold Before Auction
Date: 11/05/2022
Property Type: House (Res)
Land Size: 585 sqm approx



131 Woodhouse Gr BOX HILL NORTH 3129 (REI)

Agent Comments

 3  1  2

Price: \$1,275,000
Method: Auction Sale
Date: 14/05/2022
Rooms: 7
Property Type: House (Res)
Land Size: 604 sqm approx

Account - Barry Plant | P: 03 9842 8888