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

39 Olympiad Crescent, Box Hill North Vic 3129

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|-------------|-----|-------------|-----|-------------|------|--------|----------------|--|
| Range betwee | \$1,050,000 | | & | | \$1,150,000 | | | | |
| Median sale p | rice | | | | | | | | |
| Median price | \$1,240,000 | Pro | operty Type | Hou | se | | Suburb | Box Hill North | |
| Period - From | 01/07/2019 | to | 30/06/2020 | | So | urce | 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.

| Ade | dress of comparable property | Price | Date of sale |
|-----|------------------------------------|-------------|--------------|
| 1 | 31 Valda Av MONT ALBERT NORTH 3129 | \$1,190,000 | 16/06/2020 |
| 2 | 26 Milne Rd MONT ALBERT NORTH 3129 | \$1,080,000 | 26/07/2020 |
| 3 | 34 Maude St BOX HILL NORTH 3129 | \$1,070,180 | 30/06/2020 |

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:

09/10/2020 14:49





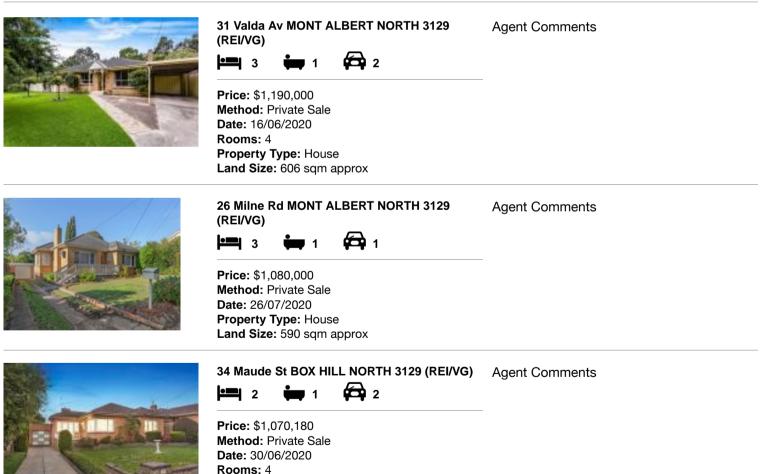




Property Type: Land Size: 586 sqm approx Agent Comments Matthew Scafidi 9908 5700 0433 795 006 matthewscafidi@jelliscraig.com.au

Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price Year ending June 2020: \$1,240,000

Comparable Properties



Date: 30/06/2020 Rooms: 4 Property Type: House Land Size: 589 sqm approx

Account - Jellis Craig | P: 03 9908 5700



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.