

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 \$1,090,000

&

\$1,180,000

Median sale price

Median price \$1,270,000

Property Type House

Suburb Box Hill North

Period - From 26/05/2020

to

25/05/2021

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 Benjamin St BOX HILL NORTH 3129	\$1,190,000	06/03/2021
2	9 Paisley St BOX HILL NORTH 3129	\$1,150,000	11/08/2020
3	25 Werder St BOX HILL NORTH 3129	\$1,120,000	04/07/2020

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:

26/05/2021 13:40



Property Type: House (Res)

Land Size: 637 sqm approx

Agent Comments

Indicative Selling Price

\$1,090,000 - \$1,180,000

Median House Price

26/05/2020 - 25/05/2021: \$1,270,000

Comparable Properties



16 Benjamin St BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,190,000

Method: Auction Sale

Date: 06/03/2021

Property Type: House (Res)

Land Size: 580 sqm approx



9 Paisley St BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,150,000

Method: Private Sale

Date: 11/08/2020

Rooms: 4

Property Type: House

Land Size: 674 sqm approx



25 Werder St BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,120,000

Method: Auction Sale

Date: 04/07/2020

Property Type: House (Res)

Land Size: 625 sqm approx