

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 Galt Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,124,000

Property Type House

Suburb Box Hill North

Period - From 01/04/2019

to 30/06/2019

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	51 Olympiad Cr BOX HILL NORTH 3129	\$1,060,000	02/07/2019
2	61 Peter St BOX HILL NORTH 3129	\$1,038,000	05/07/2019
3	81 Heathfield Rise BOX HILL NORTH 3129	\$1,000,000	29/06/2019

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:

16/10/2019 14:44



2 1

Property Type: House
Land Size: 664 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
June quarter 2019: \$1,124,000

Comparable Properties



51 Olympiad Cr BOX HILL NORTH 3129 (REI) **Agent Comments**

3 2 1

Price: \$1,060,000
Method: Sold Before Auction
Date: 02/07/2019
Property Type: House (Res)
Land Size: 588 sqm approx



61 Peter St BOX HILL NORTH 3129 (REI) **Agent Comments**

3 2 4

Price: \$1,038,000
Method: Private Sale
Date: 05/07/2019
Rooms: 6
Property Type: House
Land Size: 697 sqm approx



81 Heathfield Rise BOX HILL NORTH 3129 (REI) **Agent Comments**

3 1 1

Price: \$1,000,000
Method: Auction Sale
Date: 29/06/2019
Rooms: 4
Property Type: House (Res)
Land Size: 620 sqm approx