Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

8 Box Hill Crescent, Mont Albert North Vic 3129

Indicative selling price

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

Range between \$1,500,000	&	\$1,600,000
---------------------------	---	-------------

Median sale price

Median price	\$1,222,900	Pro	perty Type	House		Suburb	Mont Albert North
Period - From	01/10/2018	to	30/09/2019		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

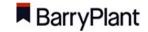
Add	dress of comparable property	Price	Date of sale
1	59 Winfield Rd BALWYN NORTH 3104	\$1,600,000	22/10/2019
2	8 Campaspe St BOX HILL NORTH 3129	\$1,570,000	29/06/2019
3	18 Ovens St BOX HILL NORTH 3129	\$1,506,000	12/10/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/12/2019 10:53
--	------------------





Terry Burgoyne 9842 8888 0404 842 771 tburgoyne@barryplant.com.au

\$1,500,000 - \$1,600,000 **Median House Price**

Indicative Selling Price

Year ending September 2019: \$1,222,900



Property Type: House (Res) Land Size: 1017 sqm approx

Agent Comments

Comparable Properties



59 Winfield Rd BALWYN NORTH 3104 (REI)

Agent Comments Land size - 929m2

Price: \$1,600,000 Method: Private Sale Date: 22/10/2019 Rooms: 7

Property Type: House



8 Campaspe St BOX HILL NORTH 3129

(REI/VG)

Price: \$1,570,000 Method: Auction Sale Date: 29/06/2019 Rooms: 8

Property Type: House (Res) Land Size: 942 sqm approx

Agent Comments



18 Ovens St BOX HILL NORTH 3129 (REI)

-3

Price: \$1,506,000 Method: Auction Sale Date: 12/10/2019

Property Type: House (Res) Land Size: 975 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



