

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

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 Property 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	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 comparable properties 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



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)

Agent Comments



Price: \$1,570,000

Method: Auction Sale

Date: 29/06/2019

Rooms: 8

Property Type: House (Res)

Land Size: 942 sqm approx



18 Ovens St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,506,000

Method: Auction Sale

Date: 12/10/2019

Property Type: House (Res)

Land Size: 975 sqm approx