#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

#### Property offered for sale

Address Including suburb and postcode	5 Gracefield Drive, Box Hill North Vic 3129

#### Indicative selling price

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

Range between \$1,150,000 & \$1,265,000	Range between	\$1,150,000	&	\$1,265,000
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#### Median sale price

Median price	\$1,097,500	Pro	perty Type	House		Suburb	Box Hill North
Period - From	01/07/2018	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

	aress of comparable property	1 1100	Date of Sale
1	58 Harrison St BOX HILL NORTH 3129	\$1,270,000	07/09/2019
2	55 Peter St BOX HILL NORTH 3129	\$1,215,000	21/09/2019
3	67 Kerrimuir St BOX HILL NORTH 3129	\$1,113,000	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.

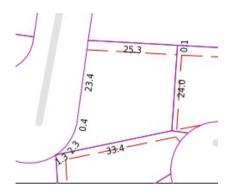
This Statement of Information was prepared on:	01/10/2019 15:19

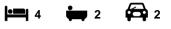


Date of sale

## hockingstuart

**Indicative Selling Price** \$1,150,000 - \$1,265,000





Rooms: 5

Property Type: House (Res) Land Size: 737 approx. sqm

approx

#### **Agent Comments**

**Median House Price** Year ending June 2019: \$1,097,500

mpressive from its elevated, premium court position with treetop views, this lovely family home on 737sqm approx, invites an abundance of opportunity for buyers. Located in a prime pocket close to great schools, freeway, shopping and transport, the lifestyle rewards are endless. Open lounge, dining, modern kitchen, deck and garden.

### Comparable Properties



#### 58 Harrison St BOX HILL NORTH 3129 (REI)







Price: \$1,270,000 Method: Auction Sale Date: 07/09/2019

Property Type: House (Res) Land Size: 640 sqm approx

#### **Agent Comments**

smaller block and the house is not as nice, but is better block for development in better location.



#### 55 Peter St BOX HILL NORTH 3129 (REI)







Price: \$1,215,000 Method: Auction Sale Date: 21/09/2019 Rooms: 4

Property Type: House (Res) Land Size: 696 sqm approx **Agent Comments** 

similar block, but the location and the house are not as nice.











Price: \$1,113,000 Method: Auction Sale Date: 29/06/2019

Property Type: House (Res) Land Size: 579 sqm approx

#### Agent Comments

much smaller home and land, but the house is nice.

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