

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

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

Median sale price

Median price \$1,097,500

Property 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	Price	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



4 2 2

Rooms: 5

Property Type: House (Res)

Land Size: 737 approx. sqm approx

Agent Comments

Impressive 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.

Indicative Selling Price

\$1,150,000 - \$1,265,000

Median House Price

Year ending June 2019: \$1,097,500

Comparable Properties



58 Harrison St BOX HILL NORTH 3129 (REI)

4 2 2

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)

3 1 -

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.



67 Kerrimuir St BOX HILL NORTH 3129 (REI)

3 2 2

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.