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

25 Morley Crescent, Box Hill North Vic 3129

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$1,300,000		&		\$1,400,000			
Median sale p	rice							
Median price	\$1,187,500	Pro	operty Type	Hous	se		Suburb	Box Hill North
Period - From	01/01/2020	to	31/03/2020		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	105 Victoria Cr MONT ALBERT 3127	\$1,398,000	02/05/2020
2	25 Hedderwick St BALWYN NORTH 3104	\$1,320,000	08/04/2020
3	2 Lexton Rd BOX HILL NORTH 3129	\$1,310,000	30/03/2020

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:

23/06/2020 10:44









Property Type: House (Previously Occupied - Detached) Land Size: 993 sqm approx Agent Comments Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price March quarter 2020: \$1,187,500

Comparable Properties



105 Victoria Cr MONT ALBERT 3127 (REI/VG) Agent Comments



Price: \$1,398,000 Method: Auction Sale Date: 02/05/2020 Rooms: 5 Property Type: House (Res) Land Size: 753 sqm approx



25 Hedderwick St BALWYN NORTH 3104 (REI) Agent Comments



Price: \$1,320,000 Method: Private Sale Date: 08/04/2020 Property Type: House

2 Lexton Rd BOX HILL NORTH 3129 (REI)



Agent Comments

Price: \$1,310,000 Method: Private Sale Date: 30/03/2020 Property Type: House (Res) Land Size: 958 sqm approx

Account - Barry Plant | P: 03 9842 8888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.