

Charles Shi 9908 5706 0423 633 253 charlesshi@jelliscraig.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property offered for sale													
Address Including suburb and postcode		41 Olympiad Crescent, Box Hill North Vic 3129											
Indicative selling price													
For the meaning of this price see consumer.vic.gov.au/underquoting													
Range between \$860,		000		&		:	\$920,000						
Median sale price													
Median price	\$1,124,	000	Hou	se	Х	Uni	iŧ				Suburb	Box Hill North	
Period - From	01/04/2	019	to	30/0	06/2019			Source	REI	/			

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.

Add	dress of comparable property	Price	Date of sale
1	86 Woodhouse Gr BOX HILL NORTH 3129	\$950,000	29/05/2019
2	11 Tweedie Ct BOX HILL NORTH 3129	\$932,000	06/06/2019
3	23 Narallah Gr BOX HILL NORTH 3129	\$892,000	31/07/2019

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.

Account - Jellis Craig | P: (03) 9908 5700





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Indicative Selling Price \$860,000 - \$920,000 Median House Price June quarter 2019: \$1,124,000



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Rooms:

Property Type: House (Previously

Occupied - Detached) **Land Size:** 589 sqm approx

Agent Comments

Comparable Properties



86 Woodhouse Gr BOX HILL NORTH 3129

(REI)

3

- 2

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6

Price: \$950,000 Method: Private Sale Date: 29/05/2019

Rooms: -

Property Type: House **Land Size:** 640 sqm approx

Agent Comments

Agent Comments



11 Tweedie Ct BOX HILL NORTH 3129 (REI/VG) Agent Comments

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Price: \$932,000 **Method:** Private Sale **Date:** 06/06/2019

Rooms: -

Property Type: House Land Size: 607 sqm approx



23 Narallah Gr BOX HILL NORTH 3129 (REI)

6→ 1

Price: \$892,000 **Method:** Private Sale **Date:** 31/07/2019

Rooms: -

-2

Property Type: House **Land Size:** 517 sqm approx

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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.

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