

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

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

House

X

Unit

Suburb

Box Hill North

Period - From

01/04/2019

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	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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 589 sqm approx

Agent Comments

Comparable Properties



86 Woodhouse Gr BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$950,000

Method: Private Sale

Date: 29/05/2019

Rooms: -

Property Type: House

Land Size: 640 sqm approx



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

Agent Comments



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)

Agent Comments



Price: \$892,000

Method: Private Sale

Date: 31/07/2019

Rooms: -

Property Type: House

Land Size: 517 sqm approx