

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

33a Harrison Street, Box Hill North Vic 3129

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,043,000

House

X

Unit

Suburb

Box Hill North

Period - From

01/10/2018

to

31/12/2018

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	3/34-36 Dunloe Av MONT ALBERT NORTH 3129	\$1,150,000	07/12/2018
2	2/3 Leach Av BOX HILL NORTH 3129	\$1,125,000	24/11/2018
3	2/545 Middleborough Rd BOX HILL NORTH 3129	\$950,000	01/02/2019

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.~~

33a Harrison Street, Box Hill North Vic 3129



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
December quarter 2018: \$1,043,000

Comparable Properties



3/34-36 Dunloe Av MONT ALBERT NORTH
3129 (REI)



Price: \$1,150,000
Method: Private Sale
Date: 07/12/2018
Rooms: -
Property Type: House

Agent Comments

Superior location, not as much accommodation.



2/3 Leach Av BOX HILL NORTH 3129 (REI)



Price: \$1,125,000
Method: Auction Sale
Date: 24/11/2018
Rooms: 6
Property Type: House (Res)

Agent Comments

Single level, not as much accommodation.

2/545 Middleborough Rd BOX HILL NORTH
3129 (REI)



Price: \$950,000
Method: Private Sale
Date: 01/02/2019
Rooms: -
Property Type: Townhouse (Res)

Agent Comments

Worse location, not as much accommodation.