

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

17a Beverley Crescent, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,080,000

&

\$1,180,000

Median sale price

Median price \$1,488,000

Property Type House

Suburb Blackburn

Period - From 01/04/2024

to

30/06/2024

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	1 Clyde St BOX HILL NORTH 3129	\$1,200,000	09/04/2024
2	94 Watts St BOX HILL NORTH 3129	\$1,162,000	24/02/2024
3	119 Woodhouse Gr BOX HILL NORTH 3129	\$947,500	27/04/2024

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:

22/07/2024 13:04



 3  2  1

Property Type: House
Land Size: 303 sqm approx
Agent Comments

Indicative Selling Price
\$1,080,000 - \$1,180,000
Median House Price
June quarter 2024: \$1,488,000

Comparable Properties

1 Clyde St BOX HILL NORTH 3129 (VG)

Agent Comments

 3  -  -

Price: \$1,200,000
Method: Sale
Date: 09/04/2024
Property Type: House (Res)
Land Size: 349 sqm approx



94 Watts St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,162,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 394 sqm approx



119 Woodhouse Gr BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 3  2  2

Price: \$947,500
Method: Auction Sale
Date: 27/04/2024
Property Type: House (Res)
Land Size: 382 sqm approx

Account - Barry Plant | P: 03 9842 8888