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

9 Olympiad Crescent, Box Hill North Vic 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,550,000		&		\$1,650,000				
Median sale price									
Median price	\$1,341,000	Pro	Property Type Hou		Jse		Suburb	Box Hill North	
Period - From	01/01/2025	to	31/03/2025		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	76 Dorking Rd BOX HILL NORTH 3129	\$1,655,000	29/03/2025
2	68a Margaret St BOX HILL 3128	\$1,550,000	15/12/2024
3			

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:

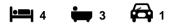
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9 Olympiad Crescent, Box Hill North Vic 3129

BARRYPLANT





Property Type: House **Land Size:** 356 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price March quarter 2025: \$1,341,000

Comparable Properties

76 Dorking Rd BOX HILL NORTH 3129 (REI) 4 3 2 Price: \$1,655,000 4 2 Method: Auction Sale 5 5 Date: 29/03/2025 7 7 Property Type: House (Res) 1 1 Land Size: 329 sqm approx 1 1	Agent Comments
68a Margaret St BOX HILL 3128 (REI) 4 3 2 Price: \$1,550,000 Method: Auction Sale Date: 15/12/2024 Property Type: Townhouse (Res) Land Size: 327 sqm approx	Agent Comments

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 - Barry Plant | P: 03 9842 8888



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