

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 1/37 Olympiad Crescent, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$867,500 House Unit X Suburb Box Hill North

Period - From 01/01/2017 to 31/12/2017 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	20a Loddon St BOX HILL NORTH 3129	\$1,134,000	21/10/2017
2	26 Ovens St BOX HILL NORTH 3129	\$1,111,000	16/11/2017
3	1a Mckean St BOX HILL NORTH 3129	\$1,087,000	16/12/2017

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: Unit

Land Size: 373.766 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Unit Price

Year ending December 2017: \$867,500

Comparable Properties



20a Loddon St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,134,000

Method: Auction Sale

Date: 21/10/2017

Rooms: 4

Property Type: House (Res)

Land Size: 398 sqm approx



26 Ovens St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,111,000

Method: Auction Sale

Date: 16/11/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 365 sqm approx



1a Mckean St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,087,000

Method: Auction Sale

Date: 16/12/2017

Rooms: 5

Property Type: House (Res)

Land Size: 330 sqm approx