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	35 Olympiad Crescent, Box Hill North Vic 3129

Indicative selling price

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

Single price $1,880,000

Median sale price

Median price $1,445,500 Property Type House Suburb Box Hill North

Period - From 01/10/2021 to 31/12/2021 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	14 Orchard Cr MONT ALBERT NORTH 3129	$1,885,000	12/08/2021
2	7 Harcourt St DONCASTER 3108	$1,850,000	23/08/2021
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: 10/02/2022 17:17

35 Olympiad Crescent, Box Hill North Vic 3129



4 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 1182 sqm approx

Agent Comments

Indicative Selling Price
$1,880,000
Median House Price
December quarter 2021: $1,445,500

Comparable Properties



14 Orchard Cr MONT ALBERT NORTH 3129 (REI/VG)

4 2 2

Price: $1,885,000
Method: Private Sale
Date: 12/08/2021
Property Type: House
Land Size: 929 sqm approx

Agent Comments



7 Harcourt St DONCASTER 3108 (REI/VG)

4 2 2

Price: $1,850,000
Method: Private Sale
Date: 23/08/2021
Property Type: House
Land Size: 1019 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 - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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