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 between $1,350,000 & $1,450,000

Median sale price

Median price $1,355,500 Property Type House Suburb Box Hill North

Period - From 01/10/2021 to 30/09/2022 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	1/24 Winfield Rd BALWYN NORTH 3104	$1,438,000	15/10/2022
2	2/12 Francesca St MONT ALBERT NORTH 3129	$1,400,000	31/07/2022
3	35 Loraine Av BOX HILL NORTH 3129	$1,350,000	23/07/2022

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: 15/11/2022 12:28

9 Olympiad Crescent, Box Hill North Vic 3129



4 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
Year ending September 2022: $1,355,500

Comparable Properties



1/24 Winfield Rd BALWYN NORTH 3104 (REI)

3 2 2

Price: $1,438,000
Method: Auction Sale
Date: 15/10/2022
Property Type: Townhouse (Res)
Land Size: 256 sqm approx

Agent Comments



2/12 Francesca St MONT ALBERT NORTH 3129 (REI/VG)

4 3 2

Price: $1,400,000
Method: Private Sale
Date: 31/07/2022
Property Type: Townhouse (Single)

Agent Comments



35 Loraine Av BOX HILL NORTH 3129 (REI)

4 3 2

Price: $1,350,000
Method: Auction Sale
Date: 23/07/2022
Property Type: House (Res)

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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