Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode	45 Olympiad Crescent, Box Hill North Vic 3129

Indicative selling price

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

Range between $3,500,000 & $3,750,000

Median sale price

Median price $1,361,500 Property Type House Suburb Box Hill North

Period - From 02/07/2023 to 01/07/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~**A***~~ ~~These are the three properties sold within five kilometres of the property for sale in the last eighteen 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		
2		
3		

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on: 02/07/2024 16:53

45 Olympiad Crescent, Box Hill North Vic 3129



5 4 3

Rooms: 8
Property Type: House
Land Size: 600 sqm approx

Agent Comments

Indicative Selling Price
$3,500,000 - $3,750,000
Median House Price
02/07/2023 - 01/07/2024: $1,361,500

Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

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

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