

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 5 Anthony Crescent, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,411,000 Property Type House Suburb Box Hill North

Period - From 01/10/2023 to 31/12/2023 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	15 Roselea St BOX HILL NORTH 3129	\$1,420,000	15/12/2023
2	16 Vista Ct BOX HILL NORTH 3129	\$1,363,000	09/03/2024
3	3 Benjamin St BOX HILL NORTH 3129	\$1,284,500	09/03/2024

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: 25/03/2024 12:36

5 Anthony Crescent, Box Hill North Vic 3129



Christine Bafas
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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

December quarter 2023: \$1,411,000



4 2 1

Property Type: Land

Land Size: 866 sqm approx

Agent Comments

Comparable Properties



15 Roselea St BOX HILL NORTH 3129 (REI/VG) Agent Comments

3 2 2

Price: \$1,420,000

Method: Private Sale

Date: 15/12/2023

Property Type: House

Land Size: 763 sqm approx



16 Vista Ct BOX HILL NORTH 3129 (REI) Agent Comments

4 2 2

Price: \$1,363,000

Method: Auction Sale

Date: 09/03/2024

Property Type: House (Res)

Land Size: 563 sqm approx



3 Benjamin St BOX HILL NORTH 3129 (REI) Agent Comments

4 1 2

Price: \$1,284,500

Method: Auction Sale

Date: 09/03/2024

Property Type: House (Res)

Land Size: 534 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



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