

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

26 Packham Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,180,000 & \$1,280,000

Median sale price

Median price \$1,201,000 Property Type House Suburb Box Hill North

Period - From 01/07/2019 to 30/09/2019 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	27 Packham St BOX HILL NORTH 3129	\$1,260,000	11/05/2019
2	51 Kerrimuir St BOX HILL NORTH 3129	\$1,260,000	31/08/2019
3	2a Woodhouse Gr BOX HILL NORTH 3129	\$1,180,000	02/07/2019

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:

23/10/2019 11:07



Property Type: House (Res)

Land Size: 697 sqm approx

Agent Comments

Comparable Properties



27 Packham St BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,260,000

Method: Auction Sale

Date: 11/05/2019

Property Type: House (Res)

Land Size: 685 sqm approx

51 Kerrimuir St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,260,000

Method: Auction Sale

Date: 31/08/2019

Property Type: House (Res)

Land Size: 624 sqm approx



2a Woodhouse Gr BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,180,000

Method: Private Sale

Date: 02/07/2019

Rooms: 6

Property Type: House

Land Size: 720 sqm approx