



woodards 

54 Eram Road Box Hill North

Additional information

Council Rates: \$1691 pa (refer Section 32)
 Water Rates: \$180pq + usage (refer Section 32)
 Land size: 639sqm approx.
 15.54m frontage
 General Residential Zone- Schedule 3
 Significant Landscape Overlay Schedule 9
 Concrete stumps
 North facing backyard
 Main bedroom with garden views & ensuite
 Front lounge with AC unit & gas heater
 Kitchen with upright stove
 Meals area
 Central bathroom
 Elevated deck
 Large workshop/ garage

Rental Estimate

\$550pwk

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected.

Close proximity to

Schools

Kerrimuir Primary School- Molbray St, Box Hill North (800m)
 Doncaster Secondary- Church Rd, Doncaster (2.9km)
 St Francis Xaviers Primary- Whitehorse Rd, Box Hill (2.4km)
 Our Lady of Sion- Whitehorse Rd, Box Hill (3km)

Shops

Blackburn Square- Springfield Rd, Blackburn (2.8km)
 Box Hill Central- Whitehorse Rd, Box Hill (3.3km)
 Westfield Doncaster- Doncaster Rd, Doncaster (3km)

Parks

Eram Park (off lead dog park)- Access via Eram Rd, Box Hill North (300m)
 Tassel's Park- Woodhouse Gr, Box Hill North (1km)
 Bushy Creek Trail- Dorking Rd, Box Hill North (1.3km)

Transport

Laburnum Train Station (3km)
 Box Hill Train Station (3.3km)
 Bus 270 Box Hill to Mitcham
 Bus 279 Box Hill to Doncaster

Settlement

10% Deposit. 30/60 days or any other such terms that have been agreed to in writing by the vendor

Method

Auction Saturday 25th February at 1pm



Jessica Chin
 0423 213 443



Julian Badenach
 0414 609 665

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

Blackburn 100 South Parade 9894 1000

woodards.com.au

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

54 Eram Road, Box Hill North Vic 3129

Indicative selling price

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

Range between \$880,000 & \$960,000

Median sale price

Median price \$1,340,000

Property Type House

Suburb Box Hill North

Period - From 01/10/2022

to 31/12/2022

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		
2		
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:

08/02/2023 14:35