

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

1/47 Packham Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$550,000 & \$590,000

Median sale price

Median price \$957,500

Property Type Unit

Suburb Box Hill North

Period - From 01/07/2022

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	3/47 Packham St BOX HILL NORTH 3129	\$650,000	04/06/2022
2	2/3-5 Cootamundra Cr BLACKBURN 3130	\$615,000	19/10/2022
3	2/37 Simpsons Rd BOX HILL 3128	\$600,000	08/08/2022

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:

10/11/2022 16:49



Property Type: Unit

Land Size: 101 sqm approx

Agent Comments

Comparable Properties



3/47 Packham St BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$650,000

Method: Auction Sale

Date: 04/06/2022

Property Type: Unit

Land Size: 101 sqm approx



2/3-5 Cootamundra Cr BLACKBURN 3130 (REI)

Agent Comments



Price: \$615,000

Method: Private Sale

Date: 19/10/2022

Property Type: Unit



2/37 Simpsons Rd BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 08/08/2022

Property Type: Unit