

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

2/40 Eram Road, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$828,000

Property Type Unit

Suburb Box Hill North

Period - From 01/01/2020

to 31/03/2020

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	2/50 Severn St BOX HILL NORTH 3129	\$1,180,000	07/05/2020
2	3/11 Lexton Rd BOX HILL NORTH 3129	\$1,160,000	21/03/2020
3	2/543 Middleborough Rd BOX HILL NORTH 3129	\$1,158,000	28/01/2020

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:

04/07/2020 20:43



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Property Type: Townhouse
Land Size: 317 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Unit Price
March quarter 2020: \$828,000

Comparable Properties



2/50 Severn St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

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Price: \$1,180,000
Method: Private Sale
Date: 07/05/2020
Property Type: Townhouse (Res)
Land Size: 216 sqm approx

3/11 Lexton Rd BOX HILL NORTH 3129 (VG)

Agent Comments

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Price: \$1,160,000
Method: Sale
Date: 21/03/2020
Property Type: Flat/Unit/Apartment (Res)

2/543 Middleborough Rd BOX HILL NORTH 3129 (VG)

Agent Comments

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Price: \$1,158,000
Method: Sale
Date: 28/01/2020
Property Type: Strata Unit/Flat