

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 Packham Street, Box Hill North Vic 3129

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$897,500

Property Type

Unit

Suburb

Box Hill North

Period - From

01/10/2019

to

30/09/2020

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	2/20 Francis St BLACKBURN 3130	\$1,150,000	19/12/2020
2	2/8 Third Av BOX HILL NORTH 3129	\$1,138,000	16/12/2020
3	2/40 Eram Rd BOX HILL NORTH 3129	\$1,090,000	07/12/2020

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:

12/01/2021 10:32



4 3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Unit Price

Year ending September 2020: \$897,500

Comparable Properties



2/20 Francis St BLACKBURN 3130 (REI)

Agent Comments

4 3 2

Price: \$1,150,000

Method: Auction Sale

Date: 19/12/2020

Property Type: Townhouse (Res)



2/8 Third Av BOX HILL NORTH 3129 (REI)

Agent Comments

4 3 2

Price: \$1,138,000

Method: Private Sale

Date: 16/12/2020

Property Type: Townhouse (Single)

Land Size: 286 sqm approx



2/40 Eram Rd BOX HILL NORTH 3129 (REI)

Agent Comments

4 3 1

Price: \$1,090,000

Method: Private Sale

Date: 07/12/2020

Property Type: Townhouse (Single)

Land Size: 317 sqm approx