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	2 Packham Street, Box Hill North Vic 3129
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,050,000	&	\$1,150,000
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Median sale price

Median price	\$897,500	Pro	perty Type U	nit		Suburb	Box Hill North
Period - From	01/10/2019	to	30/09/2020	Sc	ource	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

Add	dress 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 comparableproperties 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



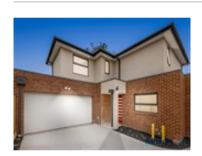
McGrath





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)





Price: \$1,150,000 Method: Auction Sale Date: 19/12/2020

Property Type: Townhouse (Res)

Agent Comments



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



Price: \$1,138,000 Method: Private Sale Date: 16/12/2020

Property Type: Townhouse (Single) Land Size: 286 sqm approx

Agent Comments



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

Price: \$1,090,000





Method: Private Sale Date: 07/12/2020

Property Type: Townhouse (Single) Land Size: 317 sqm approx

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



