

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

9 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

\$1,300,500

Property Type

House

Suburb

Box Hill North

Period - From

07/03/2022

to

06/03/2023

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	56 Gedye St DONCASTER EAST 3109	\$1,115,000	16/11/2022
2	1 Selwyn St BLACKBURN 3130	\$1,070,000	18/02/2023
3	21 Douglas St BLACKBURN NORTH 3130	\$1,035,000	17/12/2022

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:

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9 Packham Street Box Hill North

Additional information

Land size: 701sqm approx.
3 bedroom single level home.
Built-in robes in all bedrooms.
Bright and relaxed living and dining.
Quality kitchen with adjoining casual meals.
Light-filled sunroom/retreat.
Huge bathroom.
2nd toilet off the laundry.
Ducted heating.
Split system cooling.
Sizeable back garden.
Covered courtyard.
Rainwater tank.
Undercover storage.
4 car garage.

Rental Estimate

\$450-\$480 per week based on current market conditions

Close proximity to

Schools	Kerrimuir Primary School- Zoned (600m) Old Orchard Primary School - (1.2km) Blackburn High School - Zoned (980m) Box Hill High School - (1.33km)
Shops	Box Hill Central (2.6km) Westfield Doncaster (3.8km) Forest Hill Chase (4.8km)
Parks	Bushy Creek Reserve (800m) Springfield Park (1km) Bell Street Reserve (2.1km)
Transport	Laburnum Train Station (1.8km) Bus 279 Box Hill - Doncaster SC via Middleborough Rd Bus 303 City - Ringwood North via Park Rd
Settlement	60/90/120 days or any other such terms that have been agreed to in writing by the vendor prior to auction
Chattels	All fixed floor coverings, fixed light fittings and window furnishings as inspected



Mark Johnstone
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Rachel Waters
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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.

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