#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Address	42 Eram Road, 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	\$900,000	&	\$990,000
			i

#### Median sale price

Median price	\$1,188,000	Hou	ıse X	Unit		Subu	rb Box Hill North
Period - From	01/04/2018	to	30/06/2018		Source	REIV	

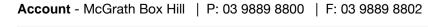
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	2 Third Av BOX HILL NORTH 3129	\$990,000	08/05/2018
2	72 Surrey Rd BLACKBURN NORTH 3130	\$990,000	16/02/2018
3	2 Shafer Rd BLACKBURN NORTH 3130	\$950,000	26/06/2018

#### 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.







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## **McGrath**









Rooms:

Property Type: House (Res) Land Size: 660 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$900,000 - \$990,000 **Median House Price** June quarter 2018: \$1,188,000

## Comparable Properties



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

**=** 3





**€** 2

Price: \$990,000 Method: Private Sale **Date:** 08/05/2018

Rooms: -

Property Type: House Land Size: 751 sqm approx

72 Surrey Rd BLACKBURN NORTH 3130

(REI/VG)









Price: \$990,000 Method: Private Sale Date: 16/02/2018

Rooms: 4

Property Type: House Land Size: 686 sqm approx **Agent Comments** 

Agent Comments



2 Shafer Rd BLACKBURN NORTH 3130 (REI)

**-**3





Price: \$950,000 Method: Private Sale Date: 26/06/2018

Property Type: House Land Size: 589 sqm approx





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

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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**Agent Comments**