

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

42 Eram Road, Box Hill North Vic 3129

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,188,000

House

X

Unit

Suburb

Box Hill North

Period - From 01/04/2018

to

30/06/2018

Source REIV

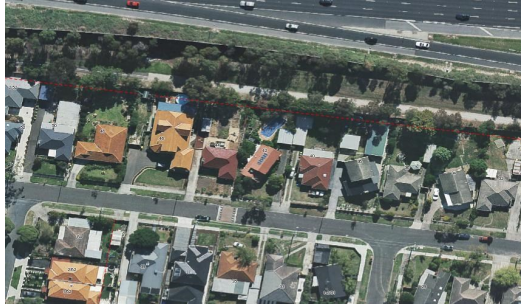
Comparable property sales (*Delete A or B below as applicable)

- 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.

	Address 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.



5 2 2

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)

Agent Comments

3 1 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)

Agent Comments

3 1 2

Price: \$990,000

Method: Private Sale

Date: 16/02/2018

Rooms: 4

Property Type: House

Land Size: 686 sqm approx



2 Shafer Rd BLACKBURN NORTH 3130 (REI)

Agent Comments

3 1 2

Price: \$950,000

Method: Private Sale

Date: 26/06/2018

Rooms: -

Property Type: House

Land Size: 589 sqm approx