

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

28 Eram Road, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,214,500 Property Type House Suburb Box Hill North

Period - From 01/01/2020 to 31/12/2020 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	161 Dorking Rd BOX HILL NORTH 3129	\$1,388,000	19/02/2021
2	133 Woodhouse Gr BOX HILL NORTH 3129	\$1,301,000	27/02/2021
3	794 Station St BOX HILL NORTH 3129	\$1,300,000	11/02/2021

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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Property Type: House (Previously Occupied - Detached)
Land Size: 665 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,400,000
Median House Price
 Year ending December 2020: \$1,214,500

Comparable Properties



161 Dorking Rd BOX HILL NORTH 3129 (REI) Agent Comments



Price: \$1,388,000
Method: Auction Sale
Date: 19/02/2021
Property Type: House (Res)
Land Size: 631 sqm approx



133 Woodhouse Gr BOX HILL NORTH 3129 (REI) Agent Comments



Price: \$1,301,000
Method: Auction Sale
Date: 27/02/2021
Property Type: House (Res)
Land Size: 691 sqm approx



794 Station St BOX HILL NORTH 3129 (REI) Agent Comments



Price: \$1,300,000
Method: Private Sale
Date: 11/02/2021
Property Type: House