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	28 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 \$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$1,214,500	Pro	perty 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

Add	dress 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

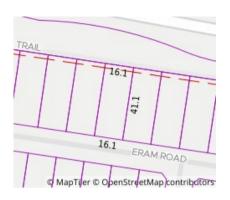
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/03/2021 16:31







Property Type: House (Previously

Property Type: House (Previous 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)

- 1 🖨

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)

— 2 **—** 1 **—**

Price: \$1,301,000 **Method:** Auction Sale **Date:** 27/02/2021

Property Type: House (Res) **Land Size:** 691 sqm approx

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794 Station St BOX HILL NORTH 3129 (REI)

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



Account - Barry Plant | P: 03 9842 8888





Agent Comments

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