

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

1/52 Eram Road, Box Hill North Vic 3129

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$891,000

Property Type Unit

Suburb Box Hill North

Period - From 01/07/2019

to 30/09/2019

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 | 2/16 Coolabah St DONCASTER 3108 | \$770,000 | 04/10/2019 |
| 2 | 2/99 Dorking Rd BOX HILL NORTH 3129 | \$751,000 | 20/07/2019 |
| 3 | 1 Grange Park Av DONCASTER 3108 | \$730,000 | 01/09/2019 |

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:

16/11/2019 09:58



3
 1
 1

Property Type: House (Res)

Land Size: 310 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

September quarter 2019: \$891,000

Comparable Properties



2/16 Coolabah St DONCASTER 3108 (REI)

Agent Comments

3
 1
 1

Price: \$770,000

Method: Sold Before Auction

Date: 04/10/2019

Property Type: Unit



2/99 Dorking Rd BOX HILL NORTH 3129 (REI)

Agent Comments

2
 1
 1

Price: \$751,000

Method: Auction Sale

Date: 20/07/2019

Property Type: Unit

Land Size: 230 sqm approx



1 Grange Park Av DONCASTER 3108 (REI)

Agent Comments

3
 2
 2

Price: \$730,000

Method: Private Sale

Date: 01/09/2019

Property Type: Unit

Land Size: 231 sqm approx