

## 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	41 Packham Street, Box Hill North Vic 3129
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

#### Median sale price

Median price  House  Unit  Suburb   
Period - From  to  Source

#### 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	8 First Av BOX HILL NORTH 3129	\$1,328,000	20/06/2017
2	19 Maude St BOX HILL NORTH 3129	\$1,325,000	30/05/2017
3	38 Marshall Rd BOX HILL NORTH 3129	\$1,304,000	20/05/2017

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.~~



**Rooms:**

**Property Type:** House

**Land Size:** 700 sqm approx

**Agent Comments**

## Comparable Properties



**8 First Av BOX HILL NORTH 3129 (REI)**

**Agent Comments**



**Price:** \$1,328,000

**Method:** Private Sale

**Date:** 20/06/2017

**Rooms:** -

**Property Type:** House (Res)



**19 Maude St BOX HILL NORTH 3129 (REI)**

**Agent Comments**



**Price:** \$1,325,000

**Method:** Sold Before Auction

**Date:** 30/05/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 652 sqm approx



**38 Marshall Rd BOX HILL NORTH 3129 (REI)**

**Agent Comments**



**Price:** \$1,304,000

**Method:** Auction Sale

**Date:** 20/05/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 638 sqm approx