McGrath

Jason Zou 03 9889 8800 0433 803 123 jasonzou@mcgrath.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	41 Packham Street, 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 \$1,250,000	&	\$1,375,000
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Median sale price

Median price	\$1,365,000	Hou	ise X	Unit		Suburb	Box Hill North
Period - From	01/04/2017	to	30/06/2017		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 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.

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Indicative Selling Price \$1,250,000 - \$1,375,000 Median House Price June quarter 2017: \$1,365,000



Rooms: 2

Property Type: House
Land Size: 700 sqm approx

Agent Comments

Comparable Properties



8 First Av BOX HILL NORTH 3129 (REI)

3



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Price: \$1,328,000 **Method:** Private Sale **Date:** 20/06/2017

Rooms: -

Property Type: House (Res)

Agent Comments



19 Maude St BOX HILL NORTH 3129 (REI)

'— 3





Price: \$1,325,000

Method: Sold Before Auction

Date: 30/05/2017 **Rooms:** 5

Property Type: House (Res) Land Size: 652 sqm approx **Agent Comments**



38 Marshall Rd BOX HILL NORTH 3129 (REI)

i 1

HILL NOR II

Price: \$1,304,000 **Method:** Auction Sale **Date:** 20/05/2017

Rooms: -

--- 3

Property Type: House (Res) Land Size: 638 sqm approx

Agent Comments

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