

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

3/38 Packham Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$869,000

Property Type Unit

Suburb Box Hill North

Period - From 06/04/2020

to

05/04/2021

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	55 Kerrimuir St BOX HILL NORTH 3129	\$999,999	16/12/2020
2	1c Kerr St BLACKBURN 3130	\$984,000	27/02/2021
3	40 Twyford St BOX HILL NORTH 3129	\$935,000	20/03/2021

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:

06/04/2021 15:13



Rooms: 6
Property Type: Unit
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
06/04/2020 - 05/04/2021: \$869,000

Comparable Properties



55 Kerrimuir St BOX HILL NORTH 3129 (REI/VG)



Price: \$999,999
Method: Private Sale
Date: 16/12/2020
Rooms: 4
Property Type: House (Res)
Land Size: 375 sqm approx

Agent Comments

Kerrimuir Street is an inferior location.



1c Kerr St BLACKBURN 3130 (REI)



Price: \$984,000
Method: Auction Sale
Date: 27/02/2021
Property Type: House (Res)
Land Size: 329 sqm approx

Agent Comments



40 Twyford St BOX HILL NORTH 3129 (REI)



Price: \$935,000
Method: Auction Sale
Date: 20/03/2021
Rooms: 4
Property Type: House (Res)
Land Size: 396 sqm approx

Agent Comments

Only has 1 bathroom.