

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 2 Packham Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,100,000 & \$1,210,000

Median sale price

Median price \$1,288,000 House X Unit Suburb Box Hill North

Period - From 01/10/2017 to 31/12/2017 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	1/1 Fortune St BOX HILL NORTH 3129	\$1,177,000	02/09/2017
2	36 mckean St BOX HILL NORTH 3129	\$1,170,000	19/12/2017
3	25 Kneale Dr BOX HILL NORTH 3129	\$1,100,000	06/11/2017

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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4 3 2

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,210,000
Median House Price
December quarter 2017: \$1,288,000

Comparable Properties

1/1 Fortune St BOX HILL NORTH 3129 (REI) **Agent Comments**

4 2 2

Price: \$1,177,000
Method: Auction Sale
Date: 02/09/2017
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 430 sqm approx



36 mckean St BOX HILL NORTH 3129 (REI) **Agent Comments**

4 3 1

Price: \$1,170,000
Method: Private Sale
Date: 19/12/2017
Rooms: -
Property Type: Townhouse (Single)



25 Kneale Dr BOX HILL NORTH 3129 (REI) **Agent Comments**

4 2 2

Price: \$1,100,000
Method: Sold Before Auction
Date: 06/11/2017
Rooms: -
Property Type: Townhouse (Res)