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

Address Including suburb and postcode

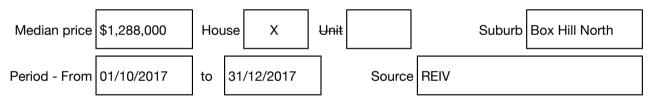
s | 2 Packham Street, Box Hill North Vic 3129 d e

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



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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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





2 Packham Street, Box Hill North Vic 3129

Mc**Grath**





Rooms: Property Type: Townhouse (Res) Agent Comments Jason Zou 03 9889 8800 0433 803 123 jasonzou@mcgrath.com.au

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
		_
	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
a	1 4 1 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
	1 - 1 4 1 - 1 2 1 - 1 2	
	Price: \$1,100,000	_
	Method: Sold Before Auction Date: 06/11/2017	
Si Manta	Rooms: -	
and the second sec	Property Type: Townhouse (Res)	

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