

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

\$920,000

House

Unit

X

Suburb

Box Hill North

Period - From

01/07/2017

to

30/09/2017

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	3/17 Lithgow Av BLACKBURN 3130	\$1,118,000	16/10/2017
2	7/4 Vicki Ct DONCASTER EAST 3109	\$1,151,000	25/08/2017
3	10/4 Vicki Ct DONCASTER EAST 3109	\$1,165,000	02/06/2017

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.

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

Indicative Selling Price
\$1,100,000 - \$1,210,000
Median Unit Price
September quarter 2017: \$920,000



Rooms:
Property Type: Townhouse
Agent Comments

Comparable Properties



3/17 Lithgow Av BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,118,000
Method: Private Sale
Date: 16/10/2017
Rooms: 8
Property Type: Townhouse (Res)
Land Size: 274 sqm approx



7/4 Vicki Ct DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,151,000
Method: Private Sale
Date: 25/08/2017
Rooms: 5
Property Type: Townhouse (Single)
Land Size: 280 sqm approx



10/4 Vicki Ct DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,165,000
Method: Private Sale
Date: 02/06/2017
Rooms: 7
Property Type: Townhouse (Res)