

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	P	ro	perty	offered	for	sale
---------------------------	---	----	-------	---------	-----	------

Address	2/38 Packham Street, Box Hill North Vic 3129
Including suburb and	3 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3
postcode	

Indicative selling price

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

Single price	\$750,000
Single price	\$750,000

Median sale price

Median price	\$782,500	Hou	ISC	Unit	Х	Suburb	Box Hill North
Period - From	01/10/2017	to	30/09/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	1/44 Harrison St BOX HILL NORTH 3129	\$788,000	26/06/2018
2	2/40 Cameron Rd BOX HILL NORTH 3129	\$781,000	08/09/2018
3	3/1-3 Grenville St BOX HILL NORTH 3129	\$767,000	30/06/2018

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.

Account - IHomes Real Estate | P: 03 9899 7888





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.

Generated: 28/11/2018 13:31