

## 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

1/36 PACKHAM STREET BOX HILL NORTH VIC 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$857,500

Property type

Unit

Suburb

Box Hill North

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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 6 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

8A ERAM ROAD BOX HILL NORTH VIC 3129	\$1,225,000	21-Feb-24
1 SERVICE ROAD BLACKBURN VIC 3130	\$1,310,000	09-Dec-23
1/478 BELMORE ROAD MONT ALBERT NORTH VIC 3129	\$1,270,000	29-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 28 February 2024



**8A ERAM ROAD BOX HILL NORTH  
VIC 3129**

Sold Price

<sup>RS</sup>

**\$1,225,000**

Sold Date

**21-Feb-24**

 4  2  2

Distance

**1.01km**



**1 SERVICE ROAD BLACKBURN VIC  
3130**

Sold Price

**\$1,310,000**

Sold Date

**09-Dec-23**

 4  2  2

Distance

**1km**



**1/478 BELMORE ROAD MONT  
ALBERT NORTH VIC 3129**

Sold Price

**\$1,270,000**

Sold Date

**29-Oct-23**

 4  2  2

Distance

**1.96km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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