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

29 Eram Road, Box Hill North Vic 3129

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,200,000		&		\$1,300,000			
Median sale pi	rice							
Median price	\$1,364,500	Pro	operty Type	Hou	ise		Suburb	Box Hill North
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	47 Shafer Rd BLACKBURN NORTH 3130	\$1,270,000	15/07/2023
2	23a Douglas St BLACKBURN NORTH 3130	\$1,263,000	04/08/2023
3	17 Frank St DONCASTER 3108	\$1,227,000	29/04/2023

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.

This Statement of Information was prepared on:

18/08/2023 13:13





Zen Chan



Property Type: House Land Size: 417 sqm approx Agent Comments

9908 5700 0478 168 588 zenchan@jelliscraig.com.au

Indicative Selling Price \$1,200,000 - \$1,300,000 **Median House Price** June quarter 2023: \$1,364,500

Comparable Properties



47 Shafer Rd BLACKBURN NORTH 3130 (REI) Agent Comments



Price: \$1,270,000 Method: Sold Before Auction Date: 15/07/2023 Property Type: House (Res)



23a Douglas St BLACKBURN NORTH 3130 (REI)

Agent Comments



Price: \$1,263,000 Method: Sold Before Auction Date: 04/08/2023 Property Type: House (Res) Land Size: 326 sqm approx

17 Frank St DONCASTER 3108 (REI/VG)



Agent Comments

Price: \$1,227,000 Method: Auction Sale Date: 29/04/2023 Property Type: House (Res) Land Size: 312 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.