

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 8a Eram Road, 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 & \$1,200,000

Median sale price

Median price \$1,333,000 Property Type House Suburb Box Hill North

Period - From 01/07/2023 to 30/09/2023 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	2a Gracefield Dr BOX HILL NORTH 3129	\$1,288,000	23/09/2023
2	2/14 Stanley Gr BLACKBURN 3130	\$1,133,000	14/10/2023
3	1/492 Middleborough Rd BLACKBURN 3130	\$1,075,000	10/07/2023

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: 30/11/2023 16:34



4 2 2

Rooms: 7
Property Type: Townhouse (Single)
Land Size: 390 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
September quarter 2023: \$1,333,000

Comparable Properties



2a Gracefield Dr BOX HILL NORTH 3129 (REI) [Agent Comments](#)

4 2 1

Price: \$1,288,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)



2/14 Stanley Gr BLACKBURN 3130 (REI) [Agent Comments](#)

4 3 2

Price: \$1,133,000
Method: Auction Sale
Date: 14/10/2023
Property Type: Townhouse (Res)
Land Size: 150 sqm approx



1/492 Middleborough Rd BLACKBURN 3130 (REI/VG) [Agent Comments](#)

4 2 2

Price: \$1,075,000
Method: Private Sale
Date: 10/07/2023
Property Type: Townhouse (Single)

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