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 consumer.vic.gov.au/underquoting

Range between $1,250,000 & $1,300,000

Median sale price

Median price $1,364,500 Property Type House Suburb Box Hill North

Period - From 01/04/2023 to 30/06/2023 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	127 Woodhouse Gr BOX HILL NORTH 3129	$1,300,000	12/04/2023
2	49 Margaret St BOX HILL NORTH 3129	$1,285,000	20/05/2023
3	10 Majtlis St BLACKBURN NORTH 3130	$1,278,000	22/04/2023

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: 15/09/2023 11:40

29 Eram Road, Box Hill North Vic 3129



3 2 2

Property Type: House
Land Size: 423 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,300,000
Median House Price
June quarter 2023: $1,364,500

Comparable Properties



127 Woodhouse Gr BOX HILL NORTH 3129 (REI/VG)

3 2 2

Price: $1,300,000
Method: Sold Before Auction
Date: 12/04/2023
Property Type: House (Res)
Land Size: 595 sqm approx

Agent Comments



49 Margaret St BOX HILL NORTH 3129 (REI/VG)

3 3 1

Price: $1,285,000
Method: Auction Sale
Date: 20/05/2023
Property Type: Townhouse (Res)

Agent Comments



10 Majtlis St BLACKBURN NORTH 3130 (REI)

3 1 2

Price: $1,278,000
Method: Auction Sale
Date: 22/04/2023
Property Type: House (Res)
Land Size: 582 sqm approx

Agent Comments

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

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