

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 23 Woodhouse Grove, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

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	16 Woodhouse Gr BOX HILL NORTH 3129	\$1,260,000	04/03/2023
3	2 Twyford St BOX HILL NORTH 3129	\$1,185,000	22/07/2023

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: 28/08/2023 16:19



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23 Woodhouse Grove Box Hill North

Additional information

Council Rates: \$2240.15pa (Refer S32)
Water Rates: \$178pq plus usage approx. (Refer S32)
General Residential Zone Schedule 4
Significant Landscape Overlay Schedule 9
Land size: 696sqm
Corner block
Split system AC unit
Large formal lounge room
Formal dining
Electric cooktop & oven
2 bedrooms with BIRs
Central bathroom
Separate WC
Garden shed

Chattels

All fixed floor coverings, fixed light fittings as inspected

Rental Estimate

\$450 based on current market conditions

Close proximity to

Schools

Box Hill North Primary- Elizabeth St, Box Hill North (500m)
Koonung Secondary- Elgar Rd, Mont Albert North (450m)
Box Hill Senior- Dunloe Ave, Mont Albert North (1.2km)
Box Hill TAFE- Elgar Rd, Mont Albert North (1.6km)
Deakin Uni- Burwood Hwy, Burwood (5.9km)

Shops

Woodhouse Grove Shops- Tram Rd, Box Hill North (700m)
Box Hill Central- Whitehorse Rd, Box Hill (1.9km)
Westfield- Doncaster Rd, Doncaster (2.4km)

Parks

Playground- Trainor St, Box Hill North (110m)
Bushy Creek Trail- Woodhouse Gr, Box Hill North (250m)
Elgar Park- Elgar Rd, Mont Albert North (750m)

Transport

Box Hill Station (1.9km)
Tram 109 Box Hill to City (2km)
Bus 281 Templestowe to Deakin Uni
Bus 293 Box Hill to Greensborough via Doncaster
Bus 302 Box Hill to City via Freeway

Settlement

10% deposit, balance 30/60days or any other such terms that have been agreed to in writing by the vendor prior to auction



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Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

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