

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 88 Woodhouse Grove, Box Hill Vic 3128

Indicative selling price

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

Range between \$2,350,000 & \$2,480,000

Median sale price

Median price \$1,613,000 Property Type House Suburb Box Hill

Period - From 27/07/2019 to 26/07/2020 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	172 Dorking Rd BOX HILL NORTH 3129	\$2,000,000	08/07/2020
2	205 Dorking Rd BOX HILL NORTH 3129	\$1,948,000	01/05/2020
3	7 Simmons St BOX HILL NORTH 3129	\$2,750,000	07/07/2020

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: 27/07/2020 11:59



Property Type:
Agent Comments

Indicative Selling Price
\$2,350,000 - \$2,480,000
Median House Price
27/07/2019 - 26/07/2020: \$1,613,000

Comparable Properties



172 Dorking Rd BOX HILL NORTH 3129 (REI) Agent Comments



Price: \$2,000,000
Method: Sold Before Auction
Date: 08/07/2020
Property Type: House (Res)
Land Size: 702 sqm approx



205 Dorking Rd BOX HILL NORTH 3129 (REI/VG) Agent Comments



Price: \$1,948,000
Method: Private Sale
Date: 01/05/2020
Property Type: House
Land Size: 669 sqm approx



7 Simmons St BOX HILL NORTH 3129 (REI) Agent Comments



Price:
Method: Private Sale
Date: 07/07/2020
Property Type: House (Res)