

# 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

52 Wellman Street, Box Hill South Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,700,000

&

\$1,850,000

### Median sale price

Median price

\$1,382,000

Property Type

House

Suburb

Box Hill South

Period - From

01/01/2022

to

31/12/2022

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	1257 Riversdale Rd BOX HILL SOUTH 3128	\$1,852,000	04/03/2023
2	7 Asquith St BOX HILL SOUTH 3128	\$1,810,000	17/12/2022
3	46 Rose St BOX HILL 3128	\$1,680,000	19/03/2023

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:

11/04/2023 16:01



**woodards** 

## 52 Wellman Street, Box Hill South

### Additional information

Council Rates: \$3,099.65 pa (Refer S32)  
 Water Rates: \$182pq plus usage (Refer S32)  
 Neighbourhood Residential Zone Schedule 5  
 Significant Landscape Overlay Schedule 9  
 Land size: 719sqm approx.  
 Built: Circa 1940s  
 7.5kw solar system  
 Video surveillance & security alarm  
 Window locks  
 NBN connection  
 Planation shutters  
 Gas ducted heating  
 Evaporative cooling  
 Hardwood timber floorboards  
 Undercover alfresco area with heaters & CF, wall  
 mounted TV & BI gas BBQ  
 5 Burner gas cooktop  
 Eclectic wall oven  
 4 bedrooms (main with ensuite)  
 Double carport  
 Double garage (water proofed for home studio)  
 Rheem gas hot water unit (12mths old)

### Rental Estimate

\$TBC per week based on current market conditions

### Close proximity to

#### Schools

Roberts McCubbin Primary- Birdwood St, Box Hill South (450m)  
 Box Hill High- Whitehorse Rd, Box Hill (3.2km)  
 Kingswood College- Station St, Box Hill South (600m)  
 PLC- Burwood Hwy, Burwood (2.8km)  
 Deakin Uni- Burwood Hwy, Burwood (2.2km)

#### Shops

Aldi- Station St, Box Hill South (800m)  
 Box Hill Central- Whitehorse Rd, Box Hill (1.9km)  
 Westfield Doncaster- Doncaster Road, Doncaster (5.6km)

#### Parks

Gardiners Creek- Station St, Box Hill South (600m)  
 Wattle Park- Riversdale Rd, Burwood (1.3km)  
 Surrey Park- Surrey Dr, Box Hill (1.8km)

#### Transport

Box Hill train station (1.9km)  
 Bus 732 Box Hill to Upper Ferntree Gully  
 Bus 735 Box Hill to Nunawading  
 Tram 70 Wattle Park to Docklands

#### Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected including TV & sound bar in alfresco area

#### Settlement

120 days or any other such terms that have been agreed to in writing by the vendor prior to auction



**Julian Badenach**  
0414 609 665



**Jessica Hellmann**  
0411 034 939

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.

**Blackburn 100 South Parade 9894 1000**

**woodards.com.au**