

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

117a Woodhouse Grove, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,310,500

Property Type House

Suburb Box Hill North

Period - From 17/05/2022

to

16/05/2023

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	18 Church Rd DONCASTER 3108	\$1,340,000	28/02/2023
2	40 Killara St BOX HILL NORTH 3129	\$1,321,000	11/03/2023
3	35 Caringal Av DONCASTER 3108	\$1,270,000	23/12/2022

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:

17/05/2023 13:27

117a Woodhouse Grove, Box Hill North Vic 3129



4 2 2+

Property Type:
Land Size: 718 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
17/05/2022 - 16/05/2023: \$1,310,500

Comparable Properties



18 Church Rd DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,340,000
Method: Sold Before Auction
Date: 28/02/2023
Property Type: House (Res)
Land Size: 669 sqm approx



40 Killara St BOX HILL NORTH 3129 (REI)

Agent Comments

4 3 1

Price: \$1,321,000
Method: Auction Sale
Date: 11/03/2023
Property Type: House (Res)
Land Size: 628 sqm approx



35 Caringal Av DONCASTER 3108 (VG)

Agent Comments

4 - -

Price: \$1,270,000
Method: Sale
Date: 23/12/2022
Property Type: House (Res)
Land Size: 723 sqm approx

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.