

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

135a Woodhouse Grove, Box Hill North Vic 3129

Indicative selling price

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

Single price

\$1,215,000

Median sale price

Median price

\$1,300,000

Property Type

House

Suburb

Box Hill North

Period - From

01/01/2021

to

31/03/2021

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	2a Amaroo Ct BOX HILL NORTH 3129	\$1,276,000	13/03/2021
2	18 Taldra St BOX HILL NORTH 3129	\$1,206,000	27/03/2021
3	2/2 Anthony Cr BOX HILL NORTH 3129	\$1,161,000	17/04/2021

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:

10/05/2021 09:57

135a Woodhouse Grove, Box Hill North Vic 3129

**Jellis
Craig**

Andrew Luke
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Indicative Selling Price

\$1,215,000

Median House Price

March quarter 2021: \$1,300,000



4 3 1

Property Type: House (Res)

Land Size: 341 sqm approx

Agent Comments

Comparable Properties



2a Amaroo Ct BOX HILL NORTH 3129 (REI/VG) Agent Comments

4 2 2

Price: \$1,276,000

Method: Auction Sale

Date: 13/03/2021

Property Type: House (Res)

Land Size: 254 sqm approx



18 Taldra St BOX HILL NORTH 3129 (REI)

Agent Comments

4 3 2

Price: \$1,206,000

Method: Auction Sale

Date: 27/03/2021

Property Type: Townhouse (Res)

Land Size: 295 sqm approx



2/2 Anthony Cr BOX HILL NORTH 3129 (REI)

Agent Comments

3 2 2

Price: \$1,161,000

Method: Auction Sale

Date: 17/04/2021

Property Type: Townhouse (Res)

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