

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 2A Woodhouse Grove, Box Hill North Vic 3129

Indicative selling price

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

Single price \$1,250,000

Median sale price

Median price \$1,018,888 House X Unit Suburb Box Hill North

Period - From 01/01/2019 to 31/03/2019 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	16 Galt St BOX HILL NORTH 3129	\$1,268,000	11/05/2019
2	27 Packham St BOX HILL NORTH 3129	\$1,260,000	11/05/2019
3	70 Shannon St BOX HILL NORTH 3129	\$1,200,000	25/05/2019

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.



4
 1
 2

Rooms: 6

Property Type: House (Res)

Land Size: approximately 720 sqm approx

Agent Comments

Boasting a coveted, convenient location, this superb property invites a premium lifestyle and endless advantages. The lovely three bedroom home offers formal and family living spaces. The impressive 720sqm approx flat block invites a host of options and potential to buyers (subject to council approval).

Indicative Selling Price

\$1,250,000

Median House Price

March quarter 2019: \$1,018,888

Comparable Properties



16 Galt St BOX HILL NORTH 3129 (REI)

3
 2
 2

Price: \$1,268,000

Method: Auction Sale

Date: 11/05/2019

Rooms: 4

Property Type: House (Res)

Land Size: 725 sqm approx

Agent Comments

it's in better location. but the house is not as good.



27 Packham St BOX HILL NORTH 3129 (REI)

4
 2
 2

Price: \$1,260,000

Method: Auction Sale

Date: 11/05/2019

Rooms: -

Property Type: House (Res)

Agent Comments

684 sqm block, but in better location.



70 Shannon St BOX HILL NORTH 3129 (REI)

3
 1
 1

Price: \$1,200,000

Method: Auction Sale

Date: 25/05/2019

Rooms: -

Property Type: House (Res)

Agent Comments

696 sqm block and in better location. but the house is not as good.