hockingstuart

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

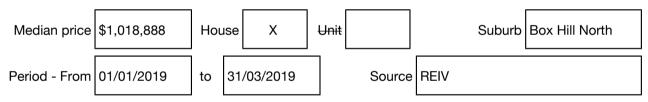
2A Woodhouse Grove, Box Hill North Vic 3129

Indicative selling price

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

Single price \$1,250,000

Median sale price



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.

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propertydata

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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.

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Rooms: 6 Property Type: House (Res) Land Size: approximately 720 sqm approx Indicative Selling Price \$1,250,000 Median House Price March quarter 2019: \$1,018,888

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).

Comparable Properties

1	16 Galt St BOX HILL NORTH 3129 (REI)	Agent Comments
	1 1 3 1 1 2 1 1 2	it's in better location. but the house is not as
	Price: \$1,268,000	– good.
Carles Carles	Method: Auction Sale	
	Date: 11/05/2019 Rooms: 4	
	Property Type: House (Res)	
	Land Size: 725 sqm approx	
	27 Packham St BOX HILL NORTH 3129 (REI)	Agent Comments
		684 sqm block,but in better location.
	Price: \$1,260,000	
ALL	Method: Auction Sale	
	Date: 11/05/2019 Rooms: -	
bustion	Property Type: House (Res)	
	70 Shannon St BOX HILL NORTH 3129 (REI)	Agent Comments
	 3 1 	696 sqm block and in better location. but the
A DECEMBER OF THE OWNER OWNER OF THE OWNER OF THE OWNER OF THE OWNER OWNE		house is not as good.
	Price: \$1,200,000 Method: Auction Sale	
	Date: 25/05/2019	
	Rooms: -	

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Property Type: House (Res)

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