

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

1/13 Wattle Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,690,000

&

\$1,750,000

Median sale price

Median price \$1,370,000

Property Type House

Suburb Box Hill North

Period - From 01/04/2023

to

31/03/2024

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 | 3/58 Belgravia Av MONT ALBERT NORTH 3129 | \$1,706,000 | 01/07/2023 |
| 2 | 1/45 Rostrevor Pde MONT ALBERT NORTH 3129 | \$1,700,000 | 09/03/2024 |
| 3 | 8 Williamson Rd MONT ALBERT NORTH 3129 | \$1,700,000 | 27/05/2023 |

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:

15/04/2024 10:01

1/13 Wattle Street, Box Hill North Vic 3129

McGrath

Joo Ming (JM) Lim

03 9889 8800

0476 784 585

joominglim@mcgrath.com.au

Indicative Selling Price

\$1,690,000 - \$1,750,000

Median House Price

Year ending March 2024: \$1,370,000



4 3 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



3/58 Belgravia Av MONT ALBERT NORTH 3129 Agent Comments
(REI/VG)

4 3 2

Price: \$1,706,000

Method: Auction Sale

Date: 01/07/2023

Property Type: Townhouse (Res)

Land Size: 269 sqm approx



1/45 Rostrevor Pde MONT ALBERT NORTH 3129 Agent Comments
(REI)

4 3 2

Price: \$1,700,000

Method: Auction Sale

Date: 09/03/2024

Property Type: Townhouse (Res)

Land Size: 270 sqm approx



8 Williamson Rd MONT ALBERT NORTH 3129 Agent Comments
(REI/VG)

4 4 2

Price: \$1,700,000

Method: Auction Sale

Date: 27/05/2023

Property Type: Townhouse (Res)

Land Size: 368 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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