

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

25 Woodhouse Grove, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,201,000

Property Type House

Suburb Box Hill North

Period - From 01/07/2019

to

30/09/2019

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	6 Morley Cr BOX HILL NORTH 3129	\$1,260,000	09/11/2019
2	38 Maude St BOX HILL NORTH 3129	\$1,230,000	19/10/2019
3	76 Heathfield Rise BOX HILL NORTH 3129	\$1,180,000	09/11/2019

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.~~

This Statement of Information was prepared on:

12/11/2019 10:18



3
 2
 1

Property Type: House
Land Size: 682 sqm approx
Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,250,000
Median House Price
 September quarter 2019: \$1,201,000

Comparable Properties



6 Morley Cr BOX HILL NORTH 3129 (REI)

Agent Comments

4
 1
 2

Price: \$1,260,000
Method: Auction Sale
Date: 09/11/2019
Rooms: 5
Property Type: House (Res)
Land Size: 747 sqm approx



38 Maude St BOX HILL NORTH 3129 (REI)

Agent Comments

4
 1
 1

Price: \$1,230,000
Method: Auction Sale
Date: 19/10/2019
Property Type: House (Res)



76 Heathfield Rise BOX HILL NORTH 3129 (REI)

Agent Comments

3
 1
 1

Price: \$1,180,000
Method: Auction Sale
Date: 09/11/2019
Rooms: 5
Property Type: House (Res)