

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

32 WOODHOUSE GROVE BOX HILL NORTH VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,372,800

Property type

House

Suburb

Box Hill North

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

97 HARRISON STREET BOX HILL NORTH VIC 3129	\$1,360,000	28-Apr-24
3/11 ASHLEY STREET BOX HILL NORTH VIC 3129	\$1,465,000	06-Jul-24
2/6 SECOND AVENUE BOX HILL NORTH VIC 3129	\$1,310,000	07-May-24

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 6 months.~~

This Statement of Information was prepared on: 24 October 2024



**97 HARRISON STREET BOX HILL
NORTH VIC 3129**

4 3 2

Sold Price

\$1,360,000

Sold Date

28-Apr-24

Distance

1.14km



**3/11 ASHLEY STREET BOX HILL
NORTH VIC 3129**

4 3 2

Sold Price

\$1,465,000

Sold Date

06-Jul-24

Distance

1.69km



**2/6 SECOND AVENUE BOX HILL
NORTH VIC 3129**

4 3 2

Sold Price

\$1,310,000

Sold Date

07-May-24

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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