

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/143-145 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Unit

Suburb

Box Hill North

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

1/887 STATION STREET BOX HILL NORTH VIC 3129	\$850,000	26-Jun-21
4/231 DORKING ROAD BOX HILL NORTH VIC 3129	\$880,000	14-May-21
3/71 PETER STREET BOX HILL NORTH VIC 3129	\$872,000	11-Jun-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 12 November 2021



1/887 STATION STREET BOX HILL NORTH VIC 3129

 3
  2
  2

Sold Price

\$850,000

Sold Date

26-Jun-21

Distance

0.74km


4/231 DORKING ROAD BOX HILL NORTH VIC 3129

 3
  2
  1

Sold Price

\$880,000

Sold Date

14-May-21

Distance

0.44km


3/71 PETER STREET BOX HILL NORTH VIC 3129

 3
  2
  2

Sold Price

\$872,000

Sold Date

11-Jun-21

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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