

# 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

23 Willow Street, Box Hill North Vic 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,050,000

### Median sale price

Median price \$1,097,500 Property Type House Suburb Box Hill North

Period - From 01/07/2018 to 30/06/2019 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 | 2 Boyland Ct BOX HILL NORTH 3129    | \$1,100,000 | 31/08/2019   |
| 2 | 14 Woodhouse Gr BOX HILL NORTH 3129 | \$1,090,000 | 13/07/2019   |
| 3 | 11 Tweedie Ct BOX HILL NORTH 3129   | \$932,000   | 06/06/2019   |

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:

07/10/2019 09:15



 4  2  2

**Rooms:** 6

**Property Type:** House

**Land Size:** 290 sqm approx

Agent Comments

## Comparable Properties



**2 Boyland Ct BOX HILL NORTH 3129 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,100,000

**Method:** Auction Sale

**Date:** 31/08/2019

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 600 sqm approx

**14 Woodhouse Gr BOX HILL NORTH 3129 (REI/VG)**

Agent Comments

 4  1  1

**Price:** \$1,090,000

**Method:** Auction Sale

**Date:** 13/07/2019

**Property Type:** House (Res)

**Land Size:** 575 sqm approx



**11 Tweedie Ct BOX HILL NORTH 3129 (REI/VG)** Agent Comments

 4  2  2

**Price:** \$932,000

**Method:** Private Sale

**Date:** 06/06/2019

**Property Type:** House

**Land Size:** 607 sqm approx