

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

59 Foch Street, Box Hill South Vic 3128

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,445,000

Property Type

House

Suburb

Box Hill South

Period - From

01/04/2023

to

30/06/2023

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	17 Penrose St BOX HILL SOUTH 3128	\$1,378,300	26/08/2023
2	146 Elgar Rd BOX HILL SOUTH 3128	\$1,220,000	25/07/2023
3	836 Canterbury Rd BOX HILL SOUTH 3128	\$1,166,000	19/08/2023

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:

10/10/2023 17:06



woodards 

59 Foch Street, Box Hill South

Additional information

Council Rates: \$1,985.10 pa inc. FSL (approx.)
 Neighbourhood Residential Zone – Schedule 3
 Significant Landscape Overlay – Schedule 9
 Large living room with polished boards
 Family room off kitchen
 Four good -sized bedrooms with polished boards
 Family bathroom with bath and shower
 Second bath with shower and toilet
 Separate laundry
 Garden sheds
 New fences bordering Gardiners Creek trail

Rental Estimate

\$600-\$650 per week under current market conditions
 (Property must meet Regulations to be leased)

Land Size: 813sqm (approx.)

Settlement

60/90 days or any other such terms that have been agreed to in writing

Close proximity to

Schools

Roberts McCubbin Primary- Birdwood St, Box Hill South (zone -600m)
 Box Hill High- Whitehorse Rd, Box Hill (zone – 2,6km)
 Kingswood College- Station St, Box Hill South (1.3km)
 PLC- Burwood Hwy, Burwood (3.4km)
 Deakin Uni- Burwood Hwy, Burwood (3.2km)

Shops

Aldi- Station St, Box Hill South (1.5km)
 Box Hill Central- Whitehorse Rd, Box Hill (2.6km)
 Burwood Brickworks – Middleborough Rd (3.1km)
 Westfield Doncaster- Doncaster Road, Doncaster (6.4km)

Parks

Gardiners Creek-trail, Box Hill South (10m)
 Wattle Park- Riversdale Rd, Burwood (2.6km)
 Surrey Park- Surrey Dr, Box Hill (2.4km)

Transport

Laburnum train station (2.9km)
 Box Hill train station (3.2km)
 Bus 765 Mitcham to Box Hill – Canterbury Rd (1km)
 Bus 735 Box Hill to Nunawading – Foch and Haig St (300m)
 Tram 70 Wattle Park to Docklands (2km)

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected



Cameron Way
 0418 352 380



Jackie Mooney
 0401 137 901