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	17 Woodhouse Grove, Box Hill North Vic 3129

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $975,500 Property Type Unit Suburb Box Hill North

Period - From 01/07/2021 to 30/09/2021 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	2/109 Nelson Rd BOX HILL NORTH 3129	$920,000	25/12/2021
2	2/15 Peter St BOX HILL NORTH 3129	$952,000	10/08/2021
3	2a Barwon St BOX HILL NORTH 3129	$1,006,000	01/11/2021

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: 19/01/2022 16:49

17 Woodhouse Grove, Box Hill North Vic 3129



3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median Unit Price
September quarter 2021: $975,500

Comparable Properties



2/109 Nelson Rd BOX HILL NORTH 3129 (REI)

2 1 2

Price: $920,000
Method: Private Sale
Date: 25/12/2021
Property Type: Unit
Land Size: 320 sqm approx

Agent Comments



2/15 Peter St BOX HILL NORTH 3129 (REI/VG)

3 2 2

Price: $952,000
Method: Sold Before Auction
Date: 10/08/2021
Property Type: Townhouse (Res)
Land Size: 215 sqm approx

Agent Comments



2a Barwon St BOX HILL NORTH 3129 (VG)

2 - -

Price: $1,006,000
Method: Sale
Date: 01/11/2021
Property Type: House (Res)
Land Size: 245 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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