

# 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

137 Woodhouse Grove, 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 \$1,150,000 & \$1,230,000

### Median sale price

Median price \$1,300,000 Property Type House Suburb Box Hill North

Period - From 01/01/2021 to 31/03/2021 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	135a Woodhouse Gr BOX HILL NORTH 3129	\$1,215,000	15/05/2021
2	18 Taldra St BOX HILL NORTH 3129	\$1,206,000	27/03/2021
3	2a Lexton Rd BOX HILL NORTH 3129	\$1,200,000	08/03/2021

**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:

31/05/2021 10:34



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**Property Type:**

**Land Size:** 301 sqm approx

**Agent Comments**

2 years old, no body corp, and 1 car space.

**Indicative Selling Price**

\$1,150,000 - \$1,230,000

**Median House Price**

March quarter 2021: \$1,300,000

## Comparable Properties



**135a Woodhouse Gr BOX HILL NORTH 3129 (REI)**

**Agent Comments**

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**Price:** \$1,215,000

**Method:** Private Sale

**Date:** 15/05/2021

**Property Type:** House

**Land Size:** 341 sqm approx



**18 Taldra St BOX HILL NORTH 3129 (REI)**

**Agent Comments**

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**Price:** \$1,206,000

**Method:** Auction Sale

**Date:** 27/03/2021

**Property Type:** Townhouse (Res)

**Land Size:** 295 sqm approx



**2a Lexton Rd BOX HILL NORTH 3129 (REI/VG)**

**Agent Comments**

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**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 08/03/2021

**Property Type:** House

**Land Size:** 340 sqm approx