# 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	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,150,000		&		\$1,230,000			
Median sale p	rice							
Median price	\$1,300,000	Pro	operty Type	Hou	se		Suburb	Box Hill North
Period - From	01/01/2021	to	31/03/2021		So	urce	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.

Ade	dress 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



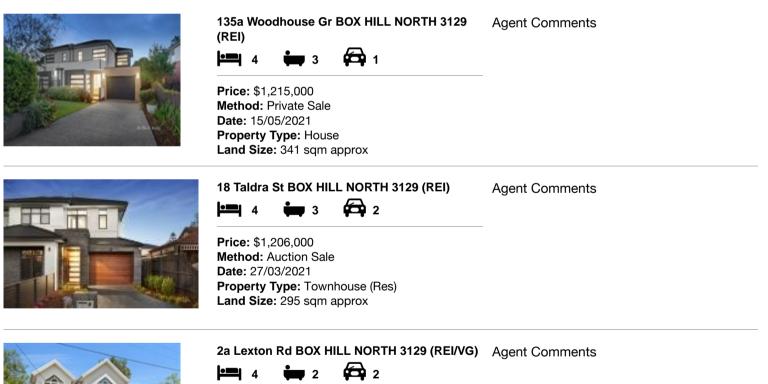






Property Type: Land Size: 301 sqm approx Agent Comments 2 years old, no body corp, and 1 car space. Indicative Selling Price \$1,150,000 - \$1,230,000 Median House Price March quarter 2021: \$1,300,000

# **Comparable Properties**





Price: \$1,200,000 Method: Private Sale Date: 08/03/2021 Property Type: House Land Size: 340 sqm approx

Account - The One Real Estate (AU) | P: 03 7007 5707





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.