

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

88 Woodhouse Grove, Box Hill North Vic 3129

Indicative selling price

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

Range between

\$2,600,000

&

\$2,800,000

Median sale price

Median price

\$1,278,500

Property Type

House

Suburb

Box Hill North

Period - From

01/10/2019

to

31/12/2019

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.~~

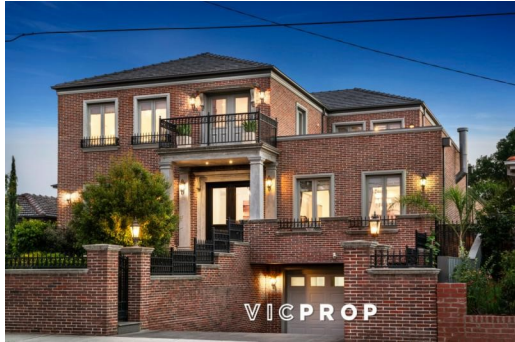
	Address of comparable property	Price	Date of sale
1	56 Rostrevor Pde MONT ALBERT NORTH 3129	\$2,670,000	27/11/2019
2			
3			

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:

08/04/2020 19:12



Property Type: House (Previously Occupied - Detached)
Land Size: 675 sqm approx
Agent Comments

Indicative Selling Price
\$2,600,000 - \$2,800,000
Median House Price
December quarter 2019: \$1,278,500

Comparable Properties



56 Rostrevor Pde MONT ALBERT NORTH 3129 **Agent Comments**
(REI/VG)



Price: \$2,670,000
Method: Sold Before Auction
Date: 27/11/2019
Rooms: 10
Property Type: House (Res)
Land Size: 732 sqm approx

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.