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

2/32 WOODHOUSE GROVE BOX HILL NORTH VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price			or range betweer		\$1,390,000	&	\$1,529,000			
Median sale price (*Delete house or unit as applicable)										
Median Price	\$857,500	Prop	erty type	Unit		Suburb Box Hill North				
Period-from	01 Mar 2023	to	29 Feb 20	24	4 Source Co		Corelogic			

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 6 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
2/5 WATTLE STREET BOX HILL NORTH VIC 3129	\$1,450,000	25-Nov-23
2/3 NAURU COURT DONCASTER VIC 3108	\$1,461,000	09-Dec-23
1/39 MCKEAN STREET BOX HILL NORTH VIC 3129	\$1,520,000	02-Dec-23

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 6 months.

This Statement of Information was prepared on: 22 March 2024



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Distance

1.12km

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2/5 WATTLE STREET BOX HILL NORTH VIC 3129			Sold Price	^{RS} \$1,450,000	Sold Date	25-Nov-23	
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2/3 NAUR VIC 3108	U COL	JRT DONCASTER	Sold Price	\$1,461,000	Sold Date	09-Dec-23	



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and the second	1/39 MCKEAN STREET BOX HILL NORTH VIC 3129			Sold Price	\$1,520,000	Sold Date	02-Dec-23
	昌 4	3	⇔ ²			Distance	1.68km

RS = Recent sale UN = Undisclosed Sale

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