

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

3/102-106 Watts Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$890,000 & \$970,000

Median sale price

Median price \$1,117,000 Property Type Townhouse Suburb Box Hill North

Period - From 30/10/2022 to 29/10/2023 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	120a Woodhouse Gr BOX HILL NORTH 3129	\$1,108,000	13/05/2023
2	2/16 Lexton Rd BOX HILL NORTH 3129	\$1,048,000	03/06/2023
3	4/22 Paisley St BOX HILL NORTH 3129	\$980,000	08/07/2023

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:

30/10/2023 10:50

3/102-106 Watts Street, Box Hill North Vic 3129

Tim Heavyside
94703390
0403020404
tim@heavyside.co



 3  2.5  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$890,000 - \$970,000
Median Townhouse Price
30/10/2022 - 29/10/2023: \$1,117,000

Comparable Properties



120a Woodhouse Gr BOX HILL NORTH 3129
(REI/VG)

Agent Comments

 3  2  2

Price: \$1,108,000
Method: Auction Sale
Date: 13/05/2023
Property Type: Townhouse (Res)
Land Size: 309 sqm approx



2/16 Lexton Rd BOX HILL NORTH 3129
(REI/VG)

Agent Comments

 3  2  2

Price: \$1,048,000
Method: Auction Sale
Date: 03/06/2023
Property Type: Unit
Land Size: 190 sqm approx



4/22 Paisley St BOX HILL NORTH 3129
(REI/VG)

Agent Comments

 3  2  1

Price: \$980,000
Method: Auction Sale
Date: 08/07/2023
Property Type: Townhouse (Res)
Land Size: 207 sqm approx

Account - Heavyside



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