

# 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

31 Watts Street, Box Hill Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000

&

\$1,650,000

### Median sale price

Median price \$1,800,500

Property Type House

Suburb Box Hill

Period - From 01/10/2023

to 31/12/2023

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 | 90 Nelson Rd BOX HILL NORTH 3129  | \$1,685,000 | 13/10/2023   |
| 2 | 20 Ovens St BOX HILL NORTH 3129   | \$1,630,000 | 20/11/2023   |
| 3 | 99 Shannon St BOX HILL NORTH 3129 | \$1,488,000 | 18/11/2023   |

**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:

13/03/2024 14:09



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 725 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,500,000 - \$1,650,000  
**Median House Price**  
December quarter 2023: \$1,800,500

## Comparable Properties



**90 Nelson Rd BOX HILL NORTH 3129 (REI/VG)**

**Agent Comments**



Similar overall site area, superior condition.

**Price:** \$1,685,000  
**Method:** Sold Before Auction  
**Date:** 13/10/2023  
**Property Type:** House (Res)  
**Land Size:** 701 sqm approx



**20 Ovens St BOX HILL NORTH 3129 (REI)**

**Agent Comments**



Larger site area. Inferior condition/appeal.

**Price:** \$1,630,000  
**Method:** Private Sale  
**Date:** 20/11/2023  
**Property Type:** House (Res)  
**Land Size:** 989 sqm approx



**99 Shannon St BOX HILL NORTH 3129 (REI/VG)**

**Agent Comments**



Similar site area, similar condition, inferior appeal.

**Price:** \$1,488,000  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** House  
**Land Size:** 713 sqm approx