

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 32a Roberts Avenue, Box Hill South Vic 3128

Indicative selling price

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

Range between \$1,700,000 & \$1,850,000

Median sale price

Median price \$1,500,000 Property Type House Suburb Box Hill South

Period - From 01/01/2023 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	30a Pine St SURREY HILLS 3127	\$1,960,000	22/11/2023
2	7a Verona St BOX HILL SOUTH 3128	\$1,915,000	03/02/2024
3	16A Gibson St BOX HILL SOUTH 3128	\$1,800,000	25/11/2023

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.~~

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32a Roberts Avenue, Box Hill South

Whitehorse Council Rates: \$TBC

Land size: 351sqm approx.

Building size: 250sqm approx.

Brand new townhouse

2.7m High ceilings upstairs and downstairs

Timber oak floorboards

Interior designed by Monica Eckhardt

North facing living area

Dual living zones

Gas instant hot water

2000L water tank with pump

Ducted heating and refrigerated cooling

Floating staircase with floor to ceiling feature windows

Modern kitchen with stone benches, SMEG appliances

and soft close cabinetry

Butler's pantry

Designer bathrooms with brushed brass hardware

Separate laundry with storage and external access

North facing backyard with paved entertaining area

Double lock up garage with internal access

Natural light throughout

Chattels

All fixed floor coverings, fixed light fittings and as inspected

Close proximity to

Schools Roberts McCubbin Primary School (zoned) – 1.5km
Mount Waverley Secondary College (zoned) - 3.0km
Box Hill High School – 3.4km

Shops Burwood Brickworks – 1.0km
Woolworths Burwood East – 1.9km
Burwood One Shopping Centre – 2.8km
Box Hill Central – 3.4km
Forest Hill Chase Shopping Centre – 4.7km

Parks Eley Road Playground Reserve – 200m
Gardiners Creek Reserve – 900m
Wurundjeri Wetlands – 1.5km
Eley Park - 1.8km
Wattle Park – 2.9km

Transport

Box Hill train station – 3.2km
Bus 735 - Box Hill Station to Nunawading
Bus 732 - Box Hill Station to Upper Ferntree Gully via Vermont South, Knox City & Mountain Gate
Tram 75 – Vermont South to Central Pier Docklands

Settlement

10% deposit, 30/60 days or any other such terms that have been agreed to in writing, by the vendor prior to auction.



Rachel Waters
0413 465 746



Catherine Leong
0433 152 934

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

Blackburn 100 South Parade 9894 1000

woodards.com.au