

# 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 94 Watts Street, Box Hill North Vic 3129

### Indicative selling price

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

Range between \$850,000 & \$900,000

### Median sale price

Median price \$1,411,000 Property Type House Suburb Box Hill North

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	18 Twyford St BOX HILL NORTH 3129	\$925,000	16/12/2023
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: 06/02/2024 09:21

94 Watts Street, Box Hill North Vic 3129

**Jellis  
Craig**

Daniel Broadbent

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**Indicative Selling Price**

\$850,000 - \$900,000

**Median House Price**

December quarter 2023: \$1,411,000



 3  1  1

**Property Type:** House

**Land Size:** 394 sqm approx

Agent Comments

## Comparable Properties



**18 Twyford St BOX HILL NORTH 3129 (REI)**

Agent Comments

 3  1  1

**Price:** \$925,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** House (Res)

**Land Size:** 397 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.

**Account - Jellis Craig** | P: 03 9870 6211 | F: 03 9870 6024



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