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	2/143-145 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	$900,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$820,500	Property type	Unit	Suburb	Box Hill North
Period-from	01 Jan 2020	to	31 Dec 2020	Source	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
2C Ronald Street Box Hill North VIC 3129	$895,000	30-May-20
1 Papagee Lane Box Hill North VIC 3129	$930,000	18-Jun-20
2/46 Somerville Street Doncaster VIC 3108	$1,026,800	10-May-20

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: 20 January 2021

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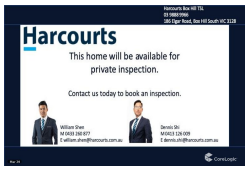

2C Ronald Street Box Hill North VIC 3129

3 2 2

Sold Price **$895,000** Sold Date **30-May-20**

Distance **0.39km**

1 Papagee Lane Box Hill North VIC 3129

3 2 2

Sold Price **$930,000** Sold Date **18-Jun-20**

Distance **1.25km**

2/46 Somerville Street Doncaster VIC 3108

3 3 2

Sold Price **$1,026,800** Sold Date **10-May-20**

Distance **3.04km**

RS = Recent sale **UN** = Undisclosed Sale

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