

# 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

4/12 Loraine Avenue, 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 \$899,000 & \$988,000

### Median sale price

Median price \$897,500

Property Type Unit

Suburb Box Hill North

Period - From 01/04/2020

to 31/03/2021

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	1/29 Peter St BOX HILL NORTH 3129	\$925,000	06/02/2021
2	2/143-145 Woodhouse Gr BOX HILL NORTH 3129	\$900,000	02/03/2021
3	3/2 Mcleod St DONCASTER 3108	\$868,888	08/04/2021

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:

29/04/2021 18:08



3 3 2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$899,000 - \$988,000

**Median Unit Price**

Year ending March 2021: \$897,500

## Comparable Properties



**1/29 Peter St BOX HILL NORTH 3129 (REI)**

Agent Comments

3 2 2

**Price:** \$925,000

**Method:** Auction Sale

**Date:** 06/02/2021

**Property Type:** Townhouse (Res)



**2/143-145 Woodhouse Gr BOX HILL NORTH 3129 (REI)**

Agent Comments

3 3 2

**Price:** \$900,000

**Method:** Private Sale

**Date:** 02/03/2021

**Property Type:** Townhouse (Single)



**3/2 Mcleod St DONCASTER 3108 (REI)**

Agent Comments

3 2 1

**Price:** \$868,888

**Method:** Private Sale

**Date:** 08/04/2021

**Property Type:** Townhouse (Single)