

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

5/1 Lawford Street, Box Hill North Vic 3129

Indicative selling price

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

Range between

\$670,000

&

\$710,000

Median sale price

Median price

\$903,000

Property Type

Unit

Suburb

Box Hill North

Period - From

01/01/2024

to

31/03/2024

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 | 4/186 Dorking Rd BOX HILL NORTH 3129 | \$732,000 | 25/11/2023 |
| 2 | 2/67 Medway St BOX HILL NORTH 3129 | \$719,000 | 16/09/2023 |
| 3 | 3/76 Severn St BOX HILL NORTH 3129 | \$680,000 | 27/04/2024 |

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:

29/04/2024 15:51



 2  1  1

Property Type: Unit
Land Size: 177 sqm approx
Agent Comments

Indicative Selling Price
\$670,000 - \$710,000 **Median**
Unit Price
March quarter 2024: \$903,000

Comparable Properties



4/186 Dorking Rd BOX HILL NORTH 3129 (REI/VG)

Agent Comments

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Price: \$732,000
Method: Auction Sale
Date: 25/11/2023
Property Type: Unit
Land Size: 229 sqm approx



2/67 Medway St BOX HILL NORTH 3129 (VG)

Agent Comments

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Price: \$719,000
Method: Sale
Date: 16/09/2023
Property Type: Flat/Unit/Apartment (Res)



3/76 Severn St BOX HILL NORTH 3129 (REI)

Agent Comments

 2  1  2

Price: \$680,000
Method: Auction Sale
Date: 27/04/2024
Property Type: House (Res)

Account - Barry Plant | P: 03 9842 8888