

## 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

23 LYNDHURST CRESCENT BOX HILL NORTH VIC 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,100,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,338,500

Property type

House

Suburb

Box Hill North

Period-from

01 Mar 2022

to

28 Feb 2023

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

16 WOODHOUSE GROVE BOX HILL NORTH VIC 3129	\$1,260,000	04-Mar-23
1 SELWYN STREET BLACKBURN VIC 3130	\$1,070,000	18-Feb-23
10 FERRIS AVENUE BOX HILL NORTH VIC 3129	\$1,372,200	04-Mar-23

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: 07 March 2023


**16 WOODHOUSE GROVE BOX HILL  
NORTH VIC 3129**

Sold Price

<sup>RS</sup>
**\$1,260,000**

Sold Date

**04-Mar-23**


3



1



2

Distance

**1.23km**

**1 SELWYN STREET BLACKBURN  
VIC 3130**

Sold Price

<sup>RS</sup>
**\$1,070,000**

Sold Date

**18-Feb-23**


3



2



1

Distance

**1.66km**

**10 FERRIS AVENUE BOX HILL  
NORTH VIC 3129**

Sold Price

<sup>RS</sup>
**\$1,372,200**

Sold Date

**04-Mar-23**


3



1



1

Distance

**1.19km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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