

## 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 3/12 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)

Single price \$988,000

#### Median sale price

Median price \$890,500 House Unit X Suburb Box Hill North

Period - From 01/04/2019 to 30/06/2019 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	3/7 Campaspe St BOX HILL NORTH 3129	\$1,040,000	27/07/2019
2	1/10 Morley Cr BOX HILL NORTH 3129	\$940,000	14/03/2019
3	3/82 Severn St BOX HILL NORTH 3129	\$905,000	12/06/2019

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.



3   3   2

**Rooms:**  
**Property Type:** Townhouse  
**Agent Comments**

## Comparable Properties



**3/7 Campaspe St BOX HILL NORTH 3129 (REI)** **Agent Comments**

4   2   2

**Price:** \$1,040,000  
**Method:** Auction Sale  
**Date:** 27/07/2019  
**Rooms:** -  
**Property Type:** Townhouse (Res)

**1/10 Morley Cr BOX HILL NORTH 3129 (VG)** **Agent Comments**

3   -   -

**Price:** \$940,000  
**Method:** Sale  
**Date:** 14/03/2019  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)

**3/82 Severn St BOX HILL NORTH 3129 (VG)** **Agent Comments**

3   -   -

**Price:** \$905,000  
**Method:** Sale  
**Date:** 12/06/2019  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)