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	20a Loddon Street, Box Hill North Vic 3129
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,050,000	&	\$1,150,000
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Median sale price

Median price	\$787,500	Pro	perty Type	Unit		Suburb	Box Hill North
Period - From	01/10/2022	to	31/12/2022		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

Add	dress of comparable property	Price	Date of sale
1	2/9 Narallah Gr BOX HILL NORTH 3129	\$1,170,000	29/10/2022
2	2/20 Medway St BOX HILL NORTH 3129	\$1,051,000	20/08/2022
3	2/12 Aspinall Rd BOX HILL NORTH 3129	\$1,020,000	03/12/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/02/2023 15:20



RT Edgar

Indicative Selling Price \$1,050,000 - \$1,150,000

December quarter 2022: \$787,500

Median Unit Price







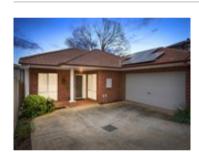


Rooms: Dining Room Property Type: Villa Land Size: 345 sqm approx

Agent Comments

Remote double garage, formal dining room/ home office, lounge room, informal meals

Comparable Properties



2/9 Narallah Gr BOX HILL NORTH 3129 (REI)

Price: \$1,170,000 Method: Auction Sale Date: 29/10/2022 Property Type: Unit

Land Size: 319 sqm approx

Agent Comments



2/20 Medway St BOX HILL NORTH 3129

(REI/VG)

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Price: \$1,051,000 Method: Auction Sale Date: 20/08/2022 Property Type: Unit

Land Size: 374 sqm approx

Agent Comments

Agent Comments



2/12 Aspinall Rd BOX HILL NORTH 3129 (REI)

Price: \$1,020,000 Method: Auction Sale Date: 03/12/2022 Property Type: Unit

Land Size: 400 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



