

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

20a Loddon Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$787,500

Property 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 | 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 comparable properties 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



3
 2
 2

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

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Unit Price

December quarter 2022: \$787,500

Comparable Properties



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

Agent Comments

3
 2
 2

Price: \$1,170,000

Method: Auction Sale

Date: 29/10/2022

Property Type: Unit

Land Size: 319 sqm approx



2/20 Medway St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,051,000

Method: Auction Sale

Date: 20/08/2022

Property Type: Unit

Land Size: 374 sqm approx



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

Agent Comments

3
 2
 2

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