

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

25 Lyndhurst Crescent, Box Hill North Vic 3129

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,240,000

Property Type House

Suburb Box Hill North

Period - From 01/07/2019

to 30/06/2020

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	34 Maude St BOX HILL NORTH 3129	\$1,070,180	30/06/2020
2	4 Heathfield Rise BOX HILL NORTH 3129	\$976,000	28/07/2020
3	36 Toogoods Rise BOX HILL NORTH 3129	\$945,000	14/08/2020

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:

06/10/2020 09:23



Property Type: House

Land Size: 587 sqm approx

Agent Comments

Comparable Properties



34 Maude St BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,070,180

Method: Private Sale

Date: 30/06/2020

Rooms: 4

Property Type: House

Land Size: 589 sqm approx

4 Heathfield Rise BOX HILL NORTH 3129 (VG)

Agent Comments



Price: \$976,000

Method: Sale

Date: 28/07/2020

Property Type: House (Res)

Land Size: 589 sqm approx



36 Toogoods Rise BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$945,000

Method: Private Sale

Date: 14/08/2020

Property Type: House

Land Size: 590 sqm approx