

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

2/16 Lexton Road, Box Hill North Vic 3129

Indicative selling price

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

Range between

\$780,000

&

\$858,000

Median sale price

Median price

\$900,000

Property Type

Unit

Suburb

Box Hill North

Period - From

01/01/2023

to

31/03/2023

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	2/27 Simpsons Rd BOX HILL 3128	\$850,000	02/12/2022
2	1/102-104 Dorking Rd BOX HILL NORTH 3129	\$850,000	11/02/2023
3	1/70 Albion Rd BOX HILL 3128	\$850,000	28/11/2022

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:

09/05/2023 15:17



3
 2
 2

Property Type: Unit
Land Size: 190 sqm approx
Agent Comments

Indicative Selling Price
 \$780,000 - \$858,000
Median Unit Price
 March quarter 2023: \$900,000

Comparable Properties

2/27 Simpsons Rd BOX HILL 3128 (VG)

Agent Comments

3
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Price: \$850,000
Method: Sale
Date: 02/12/2022
Property Type: Flat/Unit/Apartment (Res)



1/102-104 Dorking Rd BOX HILL NORTH 3129 (REI)

Agent Comments

3
 1
 2

Price: \$850,000
Method: Auction Sale
Date: 11/02/2023
Property Type: Unit
Land Size: 259 sqm approx

1/70 Albion Rd BOX HILL 3128 (VG)

Agent Comments

3
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Price: \$850,000
Method: Sale
Date: 28/11/2022
Property Type: Flat/Unit/Apartment (Res)

Account - VICPROP