

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

5/1 Lawford Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$732,000

Property Type Unit

Suburb Box Hill North

Period - From 01/04/2020

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	4/115 Severn St BOX HILL NORTH 3129	\$641,000	14/04/2020
2	2/73 Thames St BOX HILL 3128	\$640,000	28/05/2020
3	4/507 Middleborough Rd BOX HILL NORTH 3129	\$605,000	02/05/2020

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:

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Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

June quarter 2020: \$732,000



Property Type: Flat

Land Size: 176.727 sqm approx

Agent Comments

Comparable Properties



4/115 Severn St BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$641,000

Method: Sold Before Auction

Date: 14/04/2020

Property Type: Unit

Land Size: 201 sqm approx



2/73 Thames St BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 28/05/2020

Property Type: Unit



4/507 Middleborough Rd BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$605,000

Method: Private Sale

Date: 02/05/2020

Property Type: Unit