## 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

1/4 Loddon Street, Box Hill North Vic 3129

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,200,000		&		\$1,300,000				
Median sale price									
Median price	\$1,106,000	Pro	operty Type	Том	nhouse		Suburb	Box Hill North	
Period - From	20/05/2024	to	19/05/2025		So	ource	Property	y Data	

### 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.

Ad	dress of comparable property	Price	Date of sale
1	6/17 Elmhurst Rd BLACKBURN 3130	\$1,390,000	13/04/2025
2	3/5 Campaspe St BOX HILL NORTH 3129	\$1,180,000	12/04/2025
3	3 Rainbow La BOX HILL NORTH 3129	\$1,253,000	12/04/2025

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:

20/05/2025 14:49



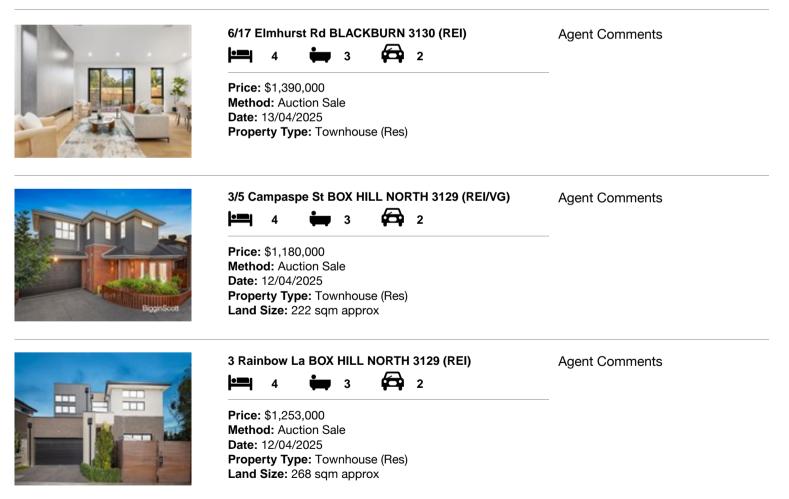






**Property Type:** Townhouse **Land Size:** 287m2 sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median Townhouse Price 20/05/2024 - 19/05/2025: \$1,106,000

# **Comparable Properties**



#### Account - VICPROP | P: 03 8888 1011



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