

## 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

26 LYNDHURST CRESCENT BOX HILL NORTH VIC 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,369,000

Property type

House

Suburb

Box Hill North

Period-from

29 Nov 2023

to

29 May 2024

Source

Corelogic

### 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 6 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

13 TORONTO AVENUE DONCASTER VIC 3108	\$1,313,000	15-Feb-24
114 WOODHOUSE GROVE BOX HILL NORTH VIC 3129	\$1,345,000	27-Apr-24
37 LINDA AVENUE BOX HILL NORTH VIC 3129	\$1,277,500	30-May-24

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 6 months.~~

This Statement of Information was prepared on: 29 May 2024

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**13 TORONTO AVENUE  
DONCASTER VIC 3108**

4 2 1

Sold Price **\$1,313,000** Sold Date **15-Feb-24**

Distance **1.96km**

**Notes from your agent**

This property has a larger land size and matches ours with four bedrooms, two bathrooms, and a similar layout. However, its internal condition is much older, and the kitchen is very small. In contrast, our property is in much newer condition and features low-maintenance gardens at the front and back. We also have a single lock-up garage, while this property only offers a carport.



**114 WOODHOUSE GROVE BOX  
HILL NORTH VIC 3129**

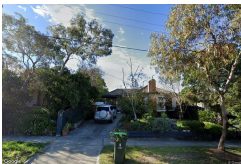
4 2 1

Sold Price <sup>RS</sup> **\$1,345,000** Sold Date **27-Apr-24**

Distance **0.49km**

**Notes from your agent**

This property has a smaller land size but matches ours with four bedrooms and two bathrooms. Its internal condition is older, but it boasts an excellent location next to a kindergarten, with easy access to the park and freeway, making it appealing to young families. Our property is in newer condition, with a larger land size on a flat block. It is situated on a side street with less traffic, offering a quieter and safer environment.



**37 LINDA AVENUE BOX HILL  
NORTH VIC 3129**

4 2 1

Sold Price **\$1,277,500** Sold Date **30-May-24**

Distance **0.77km**

**Notes from your agent**

This property has smaller landsize and internal area only 115sqm, older condition. Our property has better condition and 187sqm and undercover decking and a shed at the backyard.

Our property is north facing and attract natural lights, many buyers prefer this aspects.

RS = Recent sale      UN = Undisclosed Sale

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