

# 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 4/4 Loddon Street, 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)

Range between \$1,100,000 & \$1,210,000

### Median sale price

Median price \$900,000 Property Type Unit Suburb Box Hill North

Period - From 01/04/2023 to 31/03/2024 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 Toogoods Rise BOX HILL NORTH 3129	\$1,200,000	29/06/2024
2	2/6 Boyd St DONCASTER 3108	\$1,170,000	27/04/2024
3	2/44 Victoria St BOX HILL 3128	\$1,140,000	09/03/2024

**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: 05/07/2024 15:56



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$1,100,000 - \$1,210,000

**Median Unit Price**

Year ending March 2024: \$900,000

## Comparable Properties



**2 Toogoods Rise BOX HILL NORTH 3129 (REI)** Agent Comments



**Price:** \$1,200,000

**Method:** Auction Sale

**Date:** 29/06/2024

**Property Type:** Townhouse (Res)

**Land Size:** 293 sqm approx



**2/6 Boyd St DONCASTER 3108 (REI/VG)** Agent Comments



**Price:** \$1,170,000

**Method:** Auction Sale

**Date:** 27/04/2024

**Property Type:** Townhouse (Res)



**2/44 Victoria St BOX HILL 3128 (REI/VG)** Agent Comments



**Price:** \$1,140,000

**Method:** Auction Sale

**Date:** 09/03/2024

**Property Type:** Townhouse (Res)

**Land Size:** 170 sqm approx

Account - VICPROP



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