

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

Unit

Suburb

Box Hill North

Period-from

01 May 2023

to

30 Apr 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

3/2 BOXLEIGH GROVE BOX HILL NORTH VIC 3129	\$635,000	09-Jan-23
1/900 STATION STREET BOX HILL NORTH VIC 3129	\$659,000	11-Dec-23
12/601 ELGAR ROAD MONT ALBERT NORTH VIC 3129	\$660,000	14-Apr-23

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: 20 May 2024



**3/2 BOXLEIGH GROVE BOX HILL
NORTH VIC 3129**

2 1 1

Sold Price

\$635,000

Sold Date **09-Jan-23**

Distance **0.3km**



**1/900 STATION STREET BOX HILL
NORTH VIC 3129**

2 1 1

Sold Price

\$659,000

Sold Date **11-Dec-23**

Distance **0.44km**



**12/601 ELGAR ROAD MONT
ALBERT NORTH VIC 3129**

2 1 1

Sold Price

\$660,000

Sold Date **14-Apr-23**

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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