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	35 Loraine Avenue, Box Hill North Vic 3129

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,212,500 Property Type Townhouse Suburb Box Hill North

Period - From 16/07/2021 to 15/07/2022 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	1/8 Third Av BOX HILL NORTH 3129	$1,250,000	15/04/2022
2	3/5 Eva Cr BOX HILL NORTH 3129	$1,228,000	07/05/2022
3	24/1 Nangnak La MONT ALBERT 3127	$1,150,000	15/04/2022

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: 16/07/2022 10:00

35 Loraine Avenue, Box Hill North Vic 3129



4 3 2

Rooms: 5
Property Type: House
Land Size: 300 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median Townhouse Price
16/07/2021 - 15/07/2022: $1,212,500

Comparable Properties



1/8 Third Av BOX HILL NORTH 3129 (REI/VG)

4 3 2

Price: $1,250,000
Method: Private Sale
Date: 15/04/2022
Property Type: Townhouse (Single)
Land Size: 268 sqm approx

Agent Comments



3/5 Eva Cr BOX HILL NORTH 3129 (REI)

4 3 2

Price: $1,228,000
Method: Auction Sale
Date: 07/05/2022
Property Type: Townhouse (Res)
Land Size: 239 sqm approx

Agent Comments



24/1 Nangnak La MONT ALBERT 3127 (REI)

3 2 2

Price: $1,150,000
Method: Private Sale
Date: 15/04/2022
Property Type: Townhouse (Single)

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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