

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

1/16 Loddon Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,450,000 & \$1,580,000

Median sale price

Median price \$1,376,500 Property Type House Suburb Box Hill North

Period - From 01/07/2023 to 30/06/2024 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	2/12a Serpentine St MONT ALBERT 3127	\$1,620,000	07/09/2024
2	3/11 Ashley St BOX HILL NORTH 3129	\$1,465,000	06/07/2024
3			

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:

23/09/2024 14:13

1/16 Loddon Street, Box Hill North Vic 3129



Stephen Le Get

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Indicative Selling Price

\$1,450,000 - \$1,580,000

Median House Price

Year ending June 2024: \$1,376,500



4 2 2

Property Type: Townhouse

Land Size: 385 sqm approx

Agent Comments

Comparable Properties



2/12a Serpentine St MONT ALBERT 3127 (REI) Agent Comments

3 2 2

Price: \$1,620,000

Method: Auction Sale

Date: 07/09/2024

Property Type: House (Res)

Land Size: 495 sqm approx



3/11 Ashley St BOX HILL NORTH 3129 (REI/VG) Agent Comments

4 3 2

Price: \$1,465,000

Method: Auction Sale

Date: 06/07/2024

Property Type: Townhouse (Res)

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.

Account - Jellis Craig | P: (03) 9908 5700



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