

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

2/13 LORAIN AVENUE 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

\$1,200,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Box Hill North

Period-from

01 Mar 2024

to

28 Feb 2025

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

7 LORAIN AVENUE BOX HILL NORTH VIC 3129	\$1,425,000	02-Mar-24
2A GRACEFIELD DRIVE BOX HILL NORTH VIC 3129	\$1,288,000	23-Sep-23
595 ELGAR ROAD MONT ALBERT NORTH VIC 3129	\$1,280,000	01-Jul-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: 02 March 2025

**7 LORRAINE AVENUE BOX HILL
NORTH VIC 3129**

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Sold Price **\$1,425,000** Sold Date **02-Mar-24**Distance **0.05km****2A GRACEFIELD DRIVE BOX HILL
NORTH VIC 3129**

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Sold Price **\$1,288,000** Sold Date **23-Sep-23**Distance **0.21km****595 ELGAR ROAD MONT ALBERT
NORTH VIC 3129**

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Sold Price **\$1,280,000** Sold Date **01-Jul-24**Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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