

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

2/12 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$854,000

Property type

Townhouse

Suburb

Box Hill North

Period-from

23 Nov 2024

to

23 May 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

2/22 PAISLEY STREET BOX HILL NORTH VIC 3129	\$912,000	23-Nov-24
4/93 HARRISON STREET BOX HILL NORTH VIC 3129	\$901,000	12-Apr-25
8/102-106 WATTS STREET BOX HILL NORTH VIC 3129	\$1,080,000	14-Apr-25

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: 23 May 2025