

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

2/71 Severn Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$830,000 & \$880,000

Median sale price

Median price \$881,000

Property Type Unit

Suburb Box Hill North

Period - From 03/10/2023

to 02/10/2024

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	3/22 Bass St BOX HILL 3128	\$880,000	31/08/2024
2	6/8 Via Media BOX HILL 3128	\$845,000	31/07/2024
3	4/11 Hotham St MONT ALBERT 3127	\$868,000	29/06/2024

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:

03/10/2024 11:50



 3  2 

Property Type: Townhouse (Res)

Land Size: 112 sqm approx

Agent Comments

Indicative Selling Price

\$830,000 - \$880,000

Median Unit Price

03/10/2023 - 02/10/2024: \$881,000

Comparable Properties

3/22 Bass St BOX HILL 3128 (REI)

Agent Comments

 3  2  1

Price: \$880,000

Method: Auction Sale

Date: 31/08/2024

Property Type: Townhouse (Res)



6/8 Via Media BOX HILL 3128 (REI)

Agent Comments

 3  2  2

Price: \$845,000

Method: Private Sale

Date: 31/07/2024

Property Type: Townhouse (Single)



4/11 Hotham St MONT ALBERT 3127 (REI/VG)

Agent Comments

 2  1  1

Price: \$868,000

Method: Auction Sale

Date: 29/06/2024

Property Type: Unit