Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/71 Severn Street, Box Hill North Vic 3129

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$830,000		&		\$880,000			
Median sale p	rice							
Median price	\$881,000	Pro	operty Type	Unit			Suburb	Box Hill North
Period - From	03/10/2023	to	02/10/2024		So	urce	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.

Ad	dress 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









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)



Price: \$880,000 Method: Auction Sale Date: 31/08/2024 Property Type: Townhouse (Res) Agent Comments



6/8 Via Media BOX HILL 3128 (REI)

Agent Comments



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



Price: \$868,000 Method: Auction Sale Date: 29/06/2024 Property Type: Unit

Account - Barry Plant | P: 03 9803 0400



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