

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

2/50 Severn Street, Box Hill North Vic 3129

Indicative selling price

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

Range between

\$1,100,000

&

\$1,210,000

Median sale price

Median price

\$960,250

Property Type

Unit

Suburb

Box Hill North

Period - From

01/10/2019

to

31/12/2019

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	3/4 Cole Ct BOX HILL NORTH 3129	\$1,150,000	22/02/2020
2	14a Peter St BOX HILL NORTH 3129	\$1,140,000	22/11/2019
3	1/8 Ovens St BOX HILL NORTH 3129	\$1,130,000	21/03/2020

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:

03/04/2020 09:20



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,210,000
Median Unit Price
December quarter 2019: \$960,250

Comparable Properties

3/4 Cole Ct BOX HILL NORTH 3129 (REI)

Agent Comments

4 3 2

Price: \$1,150,000
Method: Private Sale
Date: 22/02/2020
Property Type: Townhouse (Res)



14a Peter St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

4 3 2

Price: \$1,140,000
Method: Private Sale
Date: 22/11/2019
Property Type: Townhouse (Res)
Land Size: 314 sqm approx



1/8 Ovens St BOX HILL NORTH 3129 (REI)

Agent Comments

5 2 2

Price: \$1,130,000
Method: Auction Sale
Date: 21/03/2020
Property Type: Townhouse (Res)
Land Size: 291 sqm approx