

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

1/32 Severn Street 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

\$570,000

&

\$627,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,000

Property type

Unit

Suburb

Box Hill North

Period-from

01 Sep 2018

to

31 Aug 2019

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

1/36 Thames Street Box Hill North VIC 3129	\$600,000	11-May-19
1/73 Thames Street Box Hill VIC 3128	\$643,000	06-Sep-19
3/68 Medway Street Box Hill North VIC 3129	\$620,000	10-Aug-19

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: 20 September 2019



**1/36 Thames Street Box Hill North
VIC 3129**

 2  1  1

Sold Price

\$600,000

Sold Date

11-May-19

Distance

0.15km



**1/73 Thames Street Box Hill VIC
3128**

 2  1  2

Sold Price

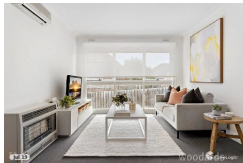
^{RS} **\$643,000** ^{UN}

Sold Date

06-Sep-19

Distance

0.52km



**3/68 Medway Street Box Hill North
VIC 3129**

 2  1  1

Sold Price

^{RS} **\$620,000**

Sold Date

10-Aug-19

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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