

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 | 4/21 Severn Street, Box Hill North Vic 3129 |
|---|---|

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$763,000 Unit X Suburb Box Hill North
Period - From 01/04/2016 to 31/03/2017 Source REIV

Comparable property sales

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 |
|-------------------------------------|-----------|--------------|
| 3/18 Severn St BOX HILL NORTH 3129 | \$647,000 | 23/03/2017 |
| 4/18 Barkly St BOX HILL 3128 | \$646,500 | 22/04/2017 |
| 2/9 Goulburn St BOX HILL NORTH 3129 | \$611,000 | 25/02/2017 |

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Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

Year ending March 2017: \$763,000



 2  1  1

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties

3/18 Severn St BOX HILL NORTH 3129 (VG)

Agent Comments

 2  -  -

Price: \$647,000

Method: Sale

Date: 23/03/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

4/18 Barkly St BOX HILL 3128 (REI)

Agent Comments

 2  1  1

Price: \$646,500

Method: Private Sale

Date: 22/04/2017

Rooms: -

Property Type: Unit



2/9 Goulburn St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 2  1  1

Price: \$611,000

Method: Auction Sale

Date: 25/02/2017

Rooms: 3

Property Type: Unit