

Sam Kocuk (03) 9842 8888 0419 311 222 skocuk@barryplant.com.au

# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

Property	offered	for sal	е
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Address	4/21 Severn Street, Box Hill North Vic 3129
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$600,000 & \$660,000	Range between	\$600,000	&	\$660,000
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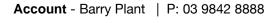
#### Median sale price

Median price \$	5763,000		Unit X	Su	burb Box Hill North
Period - From 0	1/04/2016	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.

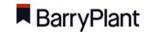
Address of comparable property	Price	Date of sale
3/18 Severn St BOX HILL NORTH 3129	\$647,000	23/03/2017
4/18 Barkly St BOX HILL 3128	\$646,500	22/04/2017
2/9 Goulburn St BOX HILL NORTH 3129	\$611,000	25/02/2017







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Indicative Selling Price \$600,000 - \$660,000 Median Unit Price Year ending March 2017: \$763,000





Rooms:

**Property Type:** Unit Agent Comments

# Comparable Properties

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

**-** 2 **-** -

**Price:** \$647,000 **Method:** Sale **Date:** 23/03/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

4/18 Barkly St BOX HILL 3128 (REI)

🛌 2 **📥** 1 🛱

Price: \$646,500 Method: Private Sale Date: 22/04/2017 Rooms: -

Property Type: Unit

**Agent Comments** 



2/9 Goulburn St BOX HILL NORTH 3129

(REI/VG)

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Price: \$611,000 Method: Auction Sale Date: 25/02/2017

Rooms: 3

Property Type: Unit

Agent Comments

**Account** - Barry Plant | P: 03 9842 8888





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