

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

3/112A 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

Unit

Suburb

Box Hill North

Period-from

01 Sep 2020

to

31 Aug 2021

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

| | | |
|---|-----------|-----------|
| 3/37 Simpsons Road Box Hill VIC 3128 | \$629,999 | 01-Apr-21 |
| 5/463 Belmore Road Mont Albert North VIC 3129 | \$630,000 | 19-Jun-21 |
| 2/186 Dorking Road Box Hill North VIC 3129 | \$620,000 | 29-Mar-21 |

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.~~

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3/37 Simpsons Road Box Hill VIC 3128

3 1 1

Sold Price

\$629,999

Sold Date

01-Apr-21

Distance

1.47km



5/463 Belmore Road Mont Albert North VIC 3129

2 1 1

Sold Price

^{RS} **\$630,000**

Sold Date

19-Jun-21

Distance

1.34km



2/186 Dorking Road Box Hill North VIC 3129

2 - 1

Sold Price

\$620,000

Sold Date

29-Mar-21

Distance

1.74km

RS = Recent sale

UN = Undisclosed Sale

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