

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

2/89 Severn Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$700,000

&

\$740,000

Median sale price

Median price \$957,500

Property Type Unit

Suburb Box Hill North

Period - From 01/07/2022

to 30/09/2022

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	3/75 Tyne St BOX HILL NORTH 3129	\$790,000	27/04/2022
2	3/872 Station St BOX HILL NORTH 3129	\$730,000	08/10/2022
3	4/24 Severn St BOX HILL NORTH 3129	\$702,000	08/06/2022

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:

20/10/2022 16:37



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

- 2 on the block - Rear unit

Indicative Selling Price

\$700,000 - \$740,000

Median Unit Price

September quarter 2022: \$957,500

Comparable Properties



3/75 Tyne St BOX HILL NORTH 3129 (REI)

Agent Comments

2 1 1

Price: \$790,000

Method: Private Sale

Date: 27/04/2022

Property Type: Unit

Land Size: 160 sqm approx

3/872 Station St BOX HILL NORTH 3129 (REI)

Agent Comments

2 1 1

Price: \$730,000

Method: Auction Sale

Date: 08/10/2022

Property Type: Unit

Land Size: 290 sqm approx



4/24 Severn St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

2 1 1

Price: \$702,000

Method: Private Sale

Date: 08/06/2022

Property Type: Unit

Account - The One Real Estate (AU) | P: 03 7007 5707