

# 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

68a Margaret Street, Box Hill Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000 & \$1,500,000

### Median sale price

Median price \$794,000 Property Type Townhouse Suburb Box Hill

Period - From 15/11/2023 to 14/11/2024 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	3/11 Ashley St BOX HILL NORTH 3129	\$1,465,000	06/07/2024
2	5/82 Severn St BOX HILL NORTH 3129	\$1,400,000	05/06/2024
3	5/82-84 Severn St BOX HILL NORTH 3129	\$1,400,000	04/06/2024

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: 15/11/2024 17:07



Property Type:  
Agent Comments

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000  
**Median Townhouse Price**  
15/11/2023 - 14/11/2024: \$794,000

## Comparable Properties



3/11 Ashley St BOX HILL NORTH 3129 (REI/VG)

Agent Comments



**Price:** \$1,465,000  
**Method:** Auction Sale  
**Date:** 06/07/2024  
**Property Type:** Townhouse (Res)

5/82 Severn St BOX HILL NORTH 3129 (VG)

Agent Comments



**Price:** \$1,400,000  
**Method:** Sale  
**Date:** 05/06/2024  
**Property Type:** Strata Unit/Villa Unit/Townhouse - Single OYO Unit



5/82-84 Severn St BOX HILL NORTH 3129 (REI)

Agent Comments



**Price:** \$1,400,000  
**Method:** Sold Before Auction  
**Date:** 04/06/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 194 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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