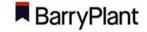
## Statement of Information

## 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			39a Severn Street, Box Hill North Vic 3129									
Indicative selling price												
For the meaning of this price see consumer.vic.gov.au/underquoting												
Range betv	\$1,000	0,000	,000 &			\$1,100,000						
Median sale price												
Median pr	Median price \$897,50			Pro	operty Type	Unit			Subur	рΒ	ox Hill Nor	th
Period - From 01/10/		01/10/2	019	to	30/09/2020	)	Sc	ource	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										Pric	e	Date of sale
1												
2												
3												
OR												
					epresentativ wo kilometre							e comparable onths.
	This Statement of Information was prepared on: 20/10/2020 21:33											





Zen Chan 9842 8888 0478 168 588 zchan@barryplant.com.au

Indicative Selling Price \$1,000,000 - \$1,100,000 Median Unit Price Year ending September 2020: \$897,500



Property Type: House (Res)
Land Size: 435 sqm approx
Agent Comments



## Comparable Properties

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.

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



