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 1/82-84 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 \$1,200,000 \$1,300,000 &

Median sale price

Median price	\$1,088,888	Pro	perty Type T	ownhouse		Suburb	Box Hill North
Period - From	17/11/2020	to	16/11/2021		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

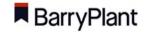
Add	dress of comparable property	Price	Date of sale
1	11a Anthony Cr BOX HILL NORTH 3129	\$1,310,000	24/07/2021
2	1/83 Dunloe Av MONT ALBERT NORTH 3129	\$1,257,000	04/08/2021
3	2/86 Shannon St BOX HILL NORTH 3129	\$1,230,000	22/09/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/11/2021 15:34









Property Type: Townhouse Land Size: 274 sqm approx **Agent Comments**

Indicative Selling Price \$1,200,000 - \$1,300,000 **Median Townhouse Price** 17/11/2020 - 16/11/2021: \$1,088,888

Comparable Properties



11a Anthony Cr BOX HILL NORTH 3129

(REI/VG) **-**3

Price: \$1,310,000 Method: Auction Sale Date: 24/07/2021

Property Type: Townhouse (Res) Land Size: 298 sqm approx

Agent Comments



1/83 Dunioe Av MONT ALBERT NORTH 3129

(REI/VG)



Method: Auction Sale Date: 04/08/2021

Price: \$1,257,000

Property Type: Townhouse (Res)

Agent Comments



2/86 Shannon St BOX HILL NORTH 3129

(REI/VG)

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Price: \$1,230,000 Method: Private Sale Date: 22/09/2021

Property Type: Townhouse (Single)

Agent Comments

Account - Barry Plant | P: 03 9842 8888



