

# 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

1/82-84 Severn Street, Box Hill North Vic 3129

### Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,088,888

Property Type Townhouse

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	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 comparable properties 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



 3  2  1

**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)

Agent Comments

 3  2  1

**Price:** \$1,310,000

**Method:** Auction Sale

**Date:** 24/07/2021

**Property Type:** Townhouse (Res)

**Land Size:** 298 sqm approx



**1/83 Dunloe Av MONT ALBERT NORTH 3129**  
(REI/VG)

Agent Comments

 3  2  1

**Price:** \$1,257,000

**Method:** Auction Sale

**Date:** 04/08/2021

**Property Type:** Townhouse (Res)



**2/86 Shannon St BOX HILL NORTH 3129**  
(REI/VG)

Agent Comments

 3  2  2

**Price:** \$1,230,000

**Method:** Private Sale

**Date:** 22/09/2021

**Property Type:** Townhouse (Single)