

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

112 Severn Street, Box Hill North Vic 3129

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$925,000

Property Type

Unit

Suburb

Box Hill North

Period - From

01/10/2020

to

30/09/2021

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	2/65 Medway St BOX HILL NORTH 3129	\$850,000	29/09/2021
2	2/414 Elgar Rd BOX HILL 3128	\$820,000	10/08/2021
3	4/57 Tyne St BOX HILL NORTH 3129	\$805,000	09/10/2021

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:

18/01/2022 11:02



3 1 1

Rooms: 5

Property Type: House (Res)

Land Size: 306 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

Year ending September 2021: \$925,000

Comparable Properties

2/65 Medway St BOX HILL NORTH 3129 (VG)

Agent Comments

3 - -

Price: \$850,000

Method: Sale

Date: 29/09/2021

Property Type: Flat/Unit/Apartment (Res)



2/414 Elgar Rd BOX HILL 3128 (REI/VG)

Agent Comments

2 1 1

Price: \$820,000

Method: Sold Before Auction

Date: 10/08/2021

Property Type: Unit

Land Size: 273 sqm approx



4/57 Tyne St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

2 1 2

Price: \$805,000

Method: Auction Sale

Date: 09/10/2021

Property Type: Unit

Land Size: 182 sqm approx