

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 1/74 Severn Street, Box Hill North, VIC 3129

Indicative selling price

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

Price Range

\$620,000

&

\$680,000

Median sale price

Median price

\$696,644

Property Type

Unit

Suburb

Box Hill North (3129)

Period - From

07/02/2022

to

07/02/2023

Source

Realestate

Comparable property sales

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
3/2 BOXLEIGH GROVE, BOX HILL NORTH VIC 3129	\$635,000	16/01/2023
2/140 NELSON ROAD, BOX HILL NORTH VIC 3129	\$692,000	26/11/2022
2/102-104 DORKING ROAD, BOX HILL NORTH VIC 3129	\$703,000	25/02/2023

This Statement of Information was prepared on: 07/02/2023