

# 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

3/44 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 \$870,000 & \$950,000

### Median sale price

Median price \$900,000

Property Type Unit

Suburb Box Hill North

Period - From 01/07/2021

to 30/06/2022

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 | 1/7 Karen St BOX HILL NORTH 3129           | \$950,000 | 06/06/2022   |
| 2 | 66 Rutland Rd BOX HILL 3128                | \$903,000 | 16/07/2022   |
| 3 | 2a Cherry Orchard Rise BOX HILL NORTH 3129 | \$900,000 | 19/02/2022   |

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:

26/07/2022 11:42



3 2 1

Property Type: Unit

Land Size: 225 sqm approx

Agent Comments

## Comparable Properties



1/7 Karen St BOX HILL NORTH 3129 (REI)

Agent Comments

3 1 1

Price: \$950,000

Method: Private Sale

Date: 06/06/2022

Property Type: House



66 Rutland Rd BOX HILL 3128 (REI)

Agent Comments

3 2 1

Price: \$903,000

Method: Auction Sale

Date: 16/07/2022

Property Type: House (Res)

Land Size: 315 sqm approx



2a Cherry Orchard Rise BOX HILL NORTH 3129 (REI/VG)

Agent Comments

3 2 1

Price: \$900,000

Method: Private Sale

Date: 19/02/2022

Property Type: House

Land Size: 216 sqm approx