

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

1/71 Severn Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$900,000 Property Type Unit Suburb Box Hill North

Period - From 01/04/2023 to 31/03/2024 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	5/85 Thames St BOX HILL 3128	\$796,000	16/12/2023
2	3/46 Ellingworth Pde BOX HILL 3128	\$780,000	20/04/2024
3	2/88 Thames St BOX HILL NORTH 3129	\$750,000	06/04/2024

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: 15/05/2024 15:32



Rooms: 1

Property Type: Townhouse

Land Size: 108 sqm approx

Agent Comments

Comparable Properties



5/85 Thames St BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$796,000

Method: Auction Sale

Date: 16/12/2023

Property Type: Townhouse (Res)



3/46 Ellingworth Pde BOX HILL 3128 (REI)

Agent Comments



Price: \$780,000

Method: Auction Sale

Date: 20/04/2024

Property Type: Townhouse (Res)



2/88 Thames St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$750,000

Method: Sold Before Auction

Date: 06/04/2024

Property Type: Townhouse (Res)