

## 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

2/71 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$830,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$841,500

Property type

Unit

Suburb

Box Hill North

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

### 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 6 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

4/71 SEVERN STREET BOX HILL NORTH VIC 3129	\$860,000	02-Mar-24
1/1129 WHITEHORSE ROAD BOX HILL VIC 3128	\$956,000	04-May-24
2/483 MIDDLEBOROUGH ROAD BOX HILL NORTH VIC 3129	\$880,000	17-Feb-24

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 6 months.

This Statement of Information was prepared on: 07 June 2024



**4/71 SEVERN STREET BOX HILL  
NORTH VIC 3129**

3 2 2

Sold Price **\$860,000** Sold Date **02-Mar-24**

Distance **0.01km**



**1/1129 WHITEHORSE ROAD BOX  
HILL VIC 3128**

3 2 2

Sold Price <sup>RS</sup> **\$956,000** Sold Date **04-May-24**

Distance **1.33km**



**2/483 MIDDLEBOROUGH ROAD  
BOX HILL NORTH VIC 3129**

3 2 2

Sold Price **\$880,000** Sold Date **17-Feb-24**

Distance **1.48km**

RS = Recent sale      UN = Undisclosed Sale

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