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 (*Delete single price or range as applicable)

Single Price			or rang betwee		\$830,000	&	\$880,000	
Median sale price (*Delete house or unit as ap	plicable)							
Median Price	\$841,500	Prop	erty type	Unit		Suburb	Box Hill North	
Period-from	01 Jun 2023	to	31 May 2	024	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.

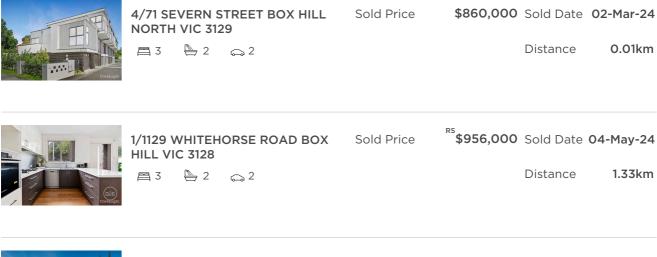
This Statement of Information was prepared on: 07 June 2024



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			BOROUGH ROAD TH VIC 3129	Sold Price	\$880,000	Sold Date	17-Feb-24
A	B 3	2 🚔	⇔ ²			Distance	1.48km

RS = Recent sale UN = Undisclosed Sale

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