

# 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

|   |
|---|
| 4/71 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)

Range between 

|           |
|-----------|
| \$900,000 |
|-----------|

 & 

|           |
|-----------|
| \$990,000 |
|-----------|

### Median sale price

Median price 

|             |
|-------------|
| \$1,117,000 |
|-------------|

 Property Type 

|           |
|-----------|
| Townhouse |
|-----------|

 Suburb 

|                |
|----------------|
| Box Hill North |
|----------------|

Period - From 

|            |
|------------|
| 07/02/2023 |
|------------|

 to 

|            |
|------------|
| 06/02/2024 |
|------------|

 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 | 3/102-106 Watts St BOX HILL NORTH 3129 | \$990,000 | 02/12/2023   |
| 2 | 3/7 Court St BOX HILL 3128             | \$965,000 | 26/09/2023   |
| 3 | 1/372 Elgar Rd BOX HILL 3128           | \$920,000 | 31/08/2023   |

**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: 

|                  |
|------------------|
| 07/02/2024 10:36 |
|------------------|



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median Townhouse Price**  
07/02/2023 - 06/02/2024: \$1,117,000

## Comparable Properties



**3/102-106 Watts St BOX HILL NORTH 3129 (REI)**

Agent Comments



**Price:** \$990,000  
**Method:** Auction Sale  
**Date:** 02/12/2023  
**Property Type:** Townhouse (Res)



**3/7 Court St BOX HILL 3128 (REI/VG)**

Agent Comments



**Price:** \$965,000  
**Method:** Private Sale  
**Date:** 26/09/2023  
**Property Type:** Townhouse (Single)  
**Land Size:** 131 sqm approx



**1/372 Elgar Rd BOX HILL 3128 (REI/VG)**

Agent Comments



**Price:** \$920,000  
**Method:** Sold Before Auction  
**Date:** 31/08/2023  
**Property Type:** House (Res)

Account - Belle Property Glen Iris | P: 03 98181888