

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

8/96 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 range
between

\$79

&

\$86

Median sale price

(*Delete house or unit as applicable)

Median Price

\$857,500

Property type

Unit

Suburb

Box Hill North

Period-from

01 Feb 2023

to

31 Jan 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

7/92-94 VICTORIA CRESCENT MONT ALBERT VIC 3127	845000	01-Sep-23
202/43 ZETLAND ROAD MONT ALBERT VIC 3127	1130000	15-Dec-23
8/6-8 HOTHAM STREET MONT ALBERT VIC 3127	950000	09-Sep-23

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: 22 February 2024

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**7/92-94 VICTORIA CRESCENT
MONT ALBERT VIC 3127**

3 1 2

Sold Price **845000** Sold Date **01-Sep-23**Distance **0.71km****202/43 ZETLAND ROAD MONT
ALBERT VIC 3127**

3 2 2

Sold Price ^{RS} **1130000** Sold Date **15-Dec-23**Distance **0.94km****8/6-8 HOTHAM STREET MONT
ALBERT VIC 3127**

3 2 2

Sold Price **950000** Sold Date **09-Sep-23**Distance **1km****RS** = Recent sale**UN** = Undisclosed Sale

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