

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 2/76 Severn Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$585,000 & \$643,500

Median sale price*

Median price Property Type Suburb Box Hill North

Period - From to Source

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	4/78 Severn St BOX HILL NORTH 3129	\$685,000	07/11/2020
2	2/425 Middleborough Rd BOX HILL 3128	\$682,000	05/12/2020
3	4/8 Simpsons Rd BOX HILL 3128	\$660,000	12/12/2020

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: 05/01/2021 17:18

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



2 1 1

Property Type: Flat
Land Size: 138.846 sqm approx
 Agent Comments

Indicative Selling Price
 \$585,000 - \$643,500
No median price available

Comparable Properties



4/78 Severn St BOX HILL NORTH 3129 (VG)

Agent Comments

2 - -

Price: \$685,000
Method: Sale
Date: 07/11/2020
Property Type: Flat/Unit/Apartment (Res)



2/425 Middleborough Rd BOX HILL 3128 (REI)

Agent Comments

2 1 2

Price: \$682,000
Method: Auction Sale
Date: 05/12/2020
Property Type: Unit
Land Size: 174 sqm approx



4/8 Simpsons Rd BOX HILL 3128 (REI)

Agent Comments

2 1 1

Price: \$660,000
Method: Auction Sale
Date: 12/12/2020
Property Type: Unit