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	1/29 Severn Street, Box Hill North Vic 3129

Indicative selling price

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

Range between $640,000 & $680,000

Median sale price

Median price $850,000 Property Type Unit Suburb Box Hill North

Period - From 18/09/2022 to 17/09/2023 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	1/29 Barkly St BOX HILL 3128	$740,000	02/09/2023
2	5/49 Victoria St BOX HILL 3128	$710,000	03/05/2023
3	2/425 Middleborough Rd BOX HILL 3128	$682,000	08/05/2023

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: 18/09/2023 16:46

1/29 Severn Street, Box Hill North Vic 3129

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2 1 1

Property Type: Strata Unit/Flat
Land Size: 140 sqm approx

Agent Comments

Indicative Selling Price
$640,000 - $680,000
Median Unit Price
18/09/2022 - 17/09/2023: $850,000

Comparable Properties



1/29 Barkly St BOX HILL 3128 (REI)

2 1 1

Price: $740,000
Method: Auction Sale
Date: 02/09/2023
Property Type: Unit
Land Size: 136 sqm approx

Agent Comments



5/49 Victoria St BOX HILL 3128 (REI/VG)

2 1 1

Price: $710,000
Method: Sold Before Auction
Date: 03/05/2023
Property Type: Unit
Land Size: 198 sqm approx

Agent Comments



2/425 Middleborough Rd BOX HILL 3128 (VG)

2 - -

Price: $682,000
Method: Sale
Date: 08/05/2023
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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