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	2/67 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	$580,000	&	$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$841,500	Property type	Unit	Suburb	Box Hill North
Period-from	01 Jun 2023	to	31 May 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
3/85 CLYDE STREET BOX HILL NORTH VIC 3129	$600,000	16-Mar-24
8/350 MONT ALBERT ROAD MONT ALBERT VIC 3127	$620,000	16-May-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: 14 June 2024

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3/85 CLYDE STREET BOX HILL NORTH VIC 3129

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Sold Price **$600,000** Sold Date **16-Mar-24**

Distance **0.36km**



8/350 MONT ALBERT ROAD MONT ALBERT VIC 3127

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Sold Price RS **$620,000** UN Sold Date **16-May-24**

Distance **1.89km**

RS = Recent sale **UN** = Undisclosed Sale

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