

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 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	3/77 Severn St BOX HILL NORTH 3129	\$677,000	10/06/2017
2	1/38a Thames St BOX HILL NORTH 3129	\$646,000	01/07/2017
3	2/67 Severn St BOX HILL NORTH 3129	\$635,100	17/06/2017

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.~~

7/114 Shannon Street, Box Hill North Vic 3129



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3 1 2

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$620,000 - \$682,000
Median Unit Price
June quarter 2017: \$802,500

Comparable Properties



3/77 Severn St BOX HILL NORTH 3129 (REI)

[Agent Comments](#)

2 1 1

Price: \$677,000
Method: Auction Sale
Date: 10/06/2017
Rooms: 3
Property Type: Unit
Land Size: 153 sqm approx



1/38a Thames St BOX HILL NORTH 3129 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$646,000
Method: Auction Sale
Date: 01/07/2017
Rooms: 3
Property Type: Unit



2/67 Severn St BOX HILL NORTH 3129 (REI/VG)

[Agent Comments](#)

2 1 2

Price: \$635,100
Method: Auction Sale
Date: 17/06/2017
Rooms: 3
Property Type: Unit
Land Size: 139 sqm approx