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

413/33 Harrow Street, Box Hill Vic 3128

Indicative selling price

For the meaning of this price	see consumer.vic.gov.au/underquoting
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Single price \$518,800

Median sale price

Median price	\$573,000	Pro	perty Type Uni	t	S	Suburb	Box Hill
Period - From	01/04/2022	to	30/06/2022	Sou	urce R	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.

Ado	dress of comparable property	Price	Date of sale
1	102/47 Harrow St BOX HILL 3128	\$525,000	22/06/2022
2	108/761 Station St BOX HILL NORTH 3129	\$510,000	21/03/2022
3	108/21 Cambridge St BOX HILL 3128	\$500,000	17/05/2022

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:

06/09/2022 16:22









Property Type: Apartment Agent Comments Indicative Selling Price \$518,800 Median Unit Price June quarter 2022: \$573,000

Comparable Properties



102/47 Harrow St BOX HILL 3128 (REI/VG)



Price: \$525,000 Method: Private Sale Date: 22/06/2022 Property Type: Apartment



108/761 Station St BOX HILL NORTH 3129 (VG) Agent Comments



Price: \$510,000 Method: Sale Date: 21/03/2022 Property Type: Subdivided Flat - Single OYO Flat



108/21 Cambridge St BOX HILL 3128 (VG)

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Agent Comments

Agent Comments

Price: \$500,000 Method: Sale Date: 17/05/2022 Property Type: Subdivided Flat - Single OYO Flat

Account - The One Real Estate (AU) | P: 03 7007 5707





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