

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

207/15-21 Harrow Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$601,625 Property Type Unit Suburb Box Hill

Period - From 01/10/2019 to 30/09/2020 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	1022/850 Whitehorse Rd BOX HILL 3128	\$458,000	19/09/2020
2	503/1 Archibald St BOX HILL 3128	\$452,000	27/07/2020
3	222/15-21 Harrow St BOX HILL 3128	\$448,000	22/10/2020

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:

04/01/2021 16:46



2
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 1

Property Type: Unit / Apartment

Agent Comments

Indicative Selling Price

\$420,000 - \$460,000

Median Unit Price

Year ending September 2020: \$601,625

Comparable Properties

1022/850 Whitehorse Rd BOX HILL 3128 (VG)

Agent Comments

2
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Price: \$458,000

Method: Sale

Date: 19/09/2020

Property Type: Subdivided Flat - Single OYO Flat



503/1 Archibald St BOX HILL 3128 (REI/VG)

Agent Comments

2
 1
 1

Price: \$452,000

Method: Private Sale

Date: 27/07/2020

Property Type: Apartment



222/15-21 Harrow St BOX HILL 3128 (REI/VG)

Agent Comments

2
 2
 1

Price: \$448,000

Method: Private Sale

Date: 22/10/2020

Property Type: Apartment