

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

310/33 Harrow Street, Box Hill Vic 3128

Indicative selling price

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

Single price

\$480,000

Median sale price

Median price

\$482,400

Property Type

Unit

Suburb

Box Hill

Period - From

23/09/2018

to

22/09/2019

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	13/41 Harrow St BOX HILL 3128	\$485,000	15/06/2019
2	20/41 Harrow St BOX HILL 3128	\$480,000	24/06/2019
3	2511/850 Whitehorse Rd BOX HILL 3128	\$480,000	05/06/2019

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:

23/09/2019 15:28



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$480,000

Median Unit Price
23/09/2018 - 22/09/2019: \$482,400

Comparable Properties



13/41 Harrow St BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$485,000
Method: Auction Sale
Date: 15/06/2019
Rooms: 3
Property Type: Apartment

20/41 Harrow St BOX HILL 3128 (VG)

Agent Comments



Price: \$480,000
Method: Sale
Date: 24/06/2019
Property Type: Strata Unit/Flat

2511/850 Whitehorse Rd BOX HILL 3128 (VG)

Agent Comments



Price: \$480,000
Method: Sale
Date: 05/06/2019
Property Type: Strata Unit/Flat