

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

24/41 Harrow Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$508,000 Property Type Unit Suburb Box Hill

Period - From 08/11/2020 to 07/11/2021 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	19/41 Harrow St BOX HILL 3128	\$515,000	19/05/2021
2	107/2-4 Kent Rd BOX HILL 3128	\$510,000	05/06/2021
3	22/33 Albion Rd BOX HILL 3128	\$485,000	17/05/2021

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:

08/11/2021 15:25



 2  2  1

Rooms: 5
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$480,000 - \$520,000
Median Unit Price
08/11/2020 - 07/11/2021: \$508,000

Comparable Properties



19/41 Harrow St BOX HILL 3128 (REI/VG)

Agent Comments

 2  2  1

Price: \$515,000
Method: Private Sale
Date: 19/05/2021
Property Type: Apartment



107/2-4 Kent Rd BOX HILL 3128 (REI)

Agent Comments

 2  2  1

Price: \$510,000
Method: Auction Sale
Date: 05/06/2021
Property Type: Unit



22/33 Albion Rd BOX HILL 3128 (REI/VG)

Agent Comments

 2  1  1

Price: \$485,000
Method: Private Sale
Date: 17/05/2021
Property Type: Apartment
Land Size: 83 sqm approx