

# 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

213 / 15-21 Harrow St, Box Hill VIC 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$410,000

or range between

### Median sale price

Median price \$599,000

Property type Apartment

Suburb Box Hill 3128

Period - From 01 Dec 2023

to

30 Nov 2024

Source REA

### 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
2/15-21 Harrow Street, Box Hill, Vic 3128	\$420,000	23 Jul 2024
104/710 Station Street, Box Hill, VIC 3128	\$430,000	27 Jul 2024
605/1 Elland Avenue, Box Hill, Vic 3128	\$438,000	24 Aug 2024

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: 11/12/2024 11:50