

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

19/41 Harrow Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$520,000 & \$550,000

Median sale price

Median price \$572,500 Property Type Unit Suburb Box Hill

Period - From 01/01/2020 to 31/12/2020 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	607/1 Watts St BOX HILL 3128	\$547,000	09/12/2020
2	3/95 Albion Rd BOX HILL 3128	\$545,000	05/01/2021
3	102/6-8 Wellington Rd BOX HILL 3128	\$533,000	14/01/2021

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:

12/04/2021 10:57



Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



607/1 Watts St BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$547,000

Method: Private Sale

Date: 09/12/2020

Property Type: Apartment



3/95 Albion Rd BOX HILL 3128 (VG)

Agent Comments



Price: \$545,000

Method: Sale

Date: 05/01/2021

Property Type: Flat/Unit/Apartment (Res)



102/6-8 Wellington Rd BOX HILL 3128 (VG)

Agent Comments



Price: \$533,000

Method: Sale

Date: 14/01/2021

Property Type: Subdivided Flat - Single OYO Flat