

## 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

409/33 HARROW STREET BOX HILL VIC 3128

### Indicative selling price

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

Single Price

\$570,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Box Hill

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

### 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 6 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

105/2 ELLAND AVENUE BOX HILL VIC 3128	\$635,000	21-Mar-22
24/41 HARROW STREET BOX HILL VIC 3128	\$530,000	27-Nov-21
1814/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$570,000	15-Feb-22

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 6 months.~~

This Statement of Information was prepared on: 20 May 2022



**105/2 ELLAND AVENUE BOX HILL  
VIC 3128**

Sold Price

<sup>RS</sup> **\$635,000**

Sold Date

**21-Mar-22**

 2  2  1

Distance

**0.58km**



**24/41 HARROW STREET BOX HILL  
VIC 3128**

Sold Price

**\$530,000**

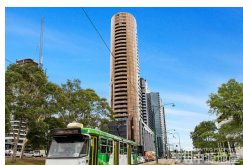
Sold Date

**27-Nov-21**

 2  2  1

Distance

**0.08km**



**1814/850 WHITEHORSE ROAD BOX  
HILL VIC 3128**

Sold Price

<sup>RS</sup> **\$570,000**

Sold Date

**15-Feb-22**

 2  2  1

Distance

**0.77km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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