

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

412/33 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 \$479,500

Property Type Unit

Suburb Box Hill

Period - From 01/07/2023

to 30/09/2023

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	306/8 Ellingworth Pde BOX HILL 3128	\$490,000	18/07/2023
2	310/33 Harrow St BOX HILL 3128	\$478,000	07/09/2023
3	105/33 Harrow St BOX HILL 3128	\$475,000	16/08/2023

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:

29/10/2023 11:08



2
 2
 1 + Storage

Indicative Selling Price
 \$480,000
Median Unit Price
 September quarter 2023: \$479,500

Property Type: Apartment

Agent Comments

Body corp fees approx. \$4500/A Council rate approx. \$800/A

Comparable Properties



306/8 Ellingworth Pde BOX HILL 3128 (REI/VG) Agent Comments

2
 2
 1

Price: \$490,000

Method: Auction Sale

Date: 18/07/2023

Property Type: Apartment



310/33 Harrow St BOX HILL 3128 (REI)

Agent Comments

2
 2
 1

Price: \$478,000

Method: Private Sale

Date: 07/09/2023

Property Type: Apartment

105/33 Harrow St BOX HILL 3128 (VG)

Agent Comments

2
 -
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Price: \$475,000

Method: Sale

Date: 16/08/2023

Property Type: Subdivided Flat - Single OYO Flat

Account - The One Real Estate (AU) | P: 03 7007 5707