

## 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

105/33 HARROW STREET 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

or range  
between

\$460,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Mar 2022

to

28 Feb 2023

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

413/33 HARROW STREET BOX HILL VIC 3128	\$485,000	05-Nov-22
108/1-3 ASHTED ROAD BOX HILL VIC 3128	\$550,000	08-Sep-22
907/710 STATION STREET BOX HILL VIC 3128	\$472,000	07-Feb-23

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: 22 March 2023



**413/33 HARROW STREET BOX HILL VIC 3128**

2 2 1

Sold Price **\$485,000** Sold Date **05-Nov-22**

Distance **0km**



**108/1-3 ASHTED ROAD BOX HILL VIC 3128**

2 2 1

Sold Price **\$550,000** Sold Date **08-Sep-22**

Distance **0.26km**



**907/710 STATION STREET BOX HILL VIC 3128**

2 2 1

Sold Price <sup>RS</sup> **\$472,000** Sold Date **07-Feb-23**

Distance **0.49km**

RS = Recent sale UN = Undisclosed Sale

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