# 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

Period-from

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

Single Price		or rang betwee	3400 000	&	\$490,000			
Median sale price (*Delete house or unit as applicable)								
Median Price	\$490,000	Property type	Unit	Suburb	Box Hill			

28 Feb 2023

Source

#### Comparable property sales (\*Delete A or B below as applicable)

01 Mar 2022

**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.

to

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



Corelogic

consumer.vic.gov.au



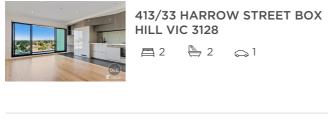
Yi Zeng

- P 03 9890 0881
- M 0452667881
- E yi@zppi.com.au

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

Distance

**O**km





	108/1-3 ASHTED ROAD BOX HILL VIC 3128			Sold Price	\$550,000	Sold Date	08-Sep-22
12 20 m		È 2	⇔1			Distance	0.26km

Sold Price



907/710 STATION STREET BOX HILL VIC 3128			Sold Price	<sup>RS</sup> \$472,000	Sold Date	07-Feb-23
昌 2	2 🌦	<b>⇔</b> 1			Distance	0.49km

#### RS = Recent sale UN = Undisclosed Sale

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.