

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

313/33 Harrow Street, Box Hill Vic 3128

Indicative selling price

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

Range between

\$480,000

&

\$499,000

Median sale price

Median price

\$523,075

House

Unit

X

Suburb

Box Hill

Period - From

01/04/2018

to

30/06/2018

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	G06/95 Thames St BOX HILL 3128	\$500,000	02/06/2018
2	305/33 Harrow St BOX HILL 3128	\$484,800	02/08/2018
3	302/33 Harrow St BOX HILL 3128	\$480,000	15/06/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$480,000 - \$499,000
Median Unit Price
June quarter 2018: \$523,075

Comparable Properties



G06/95 Thames St BOX HILL 3128 (REI)

Agent Comments



Price: \$500,000
Method: Auction Sale
Date: 02/06/2018
Rooms: 3
Property Type: Apartment
Land Size: 91 sqm approx



305/33 Harrow St BOX HILL 3128 (REI)

Agent Comments



Price: \$484,800
Method: Private Sale
Date: 02/08/2018
Rooms: 5
Property Type: Apartment



302/33 Harrow St BOX HILL 3128 (REI)

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 15/06/2018
Rooms: 3
Property Type: Apartment