

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

411/33 HARROW STREET BOX HILL VIC 3128

Indicative selling price

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

Single Price

or range
between

\$450,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Dec 2023

to

30 Nov 2024

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

802/1 ELLAND AVENUE BOX HILL VIC 3128	\$450,000	17-Aug-24
3/300 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130	\$470,000	01-Aug-24
103/546 ELGAR ROAD BOX HILL NORTH VIC 3129	\$460,000	27-Jun-24

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.

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802/1 ELLAND AVENUE BOX HILL VIC 3128 Sold Price **\$450,000** Sold Date **17-Aug-24**

 2  2  1

Distance **0.53km**



3/300 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130 Sold Price **\$470,000** Sold Date **01-Aug-24**

 2  2  1

Distance **1.33km**



103/546 ELGAR ROAD BOX HILL NORTH VIC 3129 Sold Price **\$460,000** Sold Date **27-Jun-24**

 2  2  1

Distance **1.7km**

RS = Recent sale UN = Undisclosed Sale

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