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
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$518,000	Prop	erty type	pe Unit		Suburb	Box Hill
Period-from	01 Dec 2023	to	30 Nov 2	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.

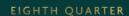
Address of comparable property	Price	Date of sale
802/1 ELLAND AVENUE BOX HILL VIC 3128	\$450,000	17-Aug-24
3/300 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130	\$470,000	01-Aug-24
103/546 ELGAR ROAD BOX HILL NORTH VIC 3129	\$460,000	27-Jun-24

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.

This Statement of Information was prepared on: 19 December 2024





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802/1 ELLAND AVENUE BOX HILL Sold Price VIC 3128

\$450,000 Sold Date **17-Aug-24**

Distance 0.53km



3/300 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130

Sold Price

\$470,000 Sold Date 01-Aug-24

Distance 1.33km



103/546 ELGAR ROAD BOX HILL NORTH VIC 3129 Sold Price

\$460,000 Sold Date **27-Jun-24**

Distance 1.7km

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RS = Recent sale

UN = Undisclosed Sale

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