

## 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

221/15-21 HARROW STREET BOX HILL VIC 3128

### Indicative selling price

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

Single Price

or range  
between

\$410,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Apr 2021

to

31 Mar 2022

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

209/710 STATION STREET BOX HILL VIC 3128	\$445,000	14-Mar-22
13/18 ASHTED ROAD BOX HILL VIC 3128	\$410,000	28-Feb-22
826-834 WHITEHORSE ROAD BOX HILL VIC 3128	\$416,046	08-Mar-22

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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PhilipWebb

Aaron Chuah

M 0436652959

E achuah@philipwebb.com.au



**209/710 STATION STREET BOX HILL VIC 3128**

Sold Price <sup>RS</sup> **\$445,000** <sup>UN</sup> Sold Date **14-Mar-22**

2 2 1

Distance **0.46km**

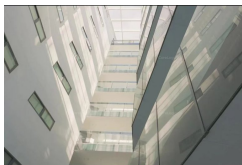


**13/18 ASHTED ROAD BOX HILL VIC 3128**

Sold Price <sup>RS</sup> **\$410,000** Sold Date **28-Feb-22**

2 1 1

Distance **0.25km**



**826-834 WHITEHORSE ROAD BOX HILL VIC 3128**

Sold Price **\$416,046** Sold Date **08-Mar-22**

2 2 -

Distance **0.79km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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