

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

310/33 Harrow Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$470,000 & \$490,000

Median sale price

Median price \$479,500 Property Type Unit Suburb Box Hill

Period - From 01/04/2023 to 30/06/2023 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	306/8 Ellingworth Pde BOX HILL 3128	\$490,000	18/07/2023
2	2008/850 Whitehorse Rd BOX HILL 3128	\$480,000	11/04/2023
3	208/15 Irving Av BOX HILL 3128	\$480,000	12/05/2023

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.~~

This Statement of Information was prepared on:

14/08/2023 15:05

Nima Goharpey

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Indicative Selling Price

\$470,000 - \$490,000

Median Unit Price

June quarter 2023: \$479,500



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Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



306/8 Ellingworth Pde BOX HILL 3128 (REI)

Agent Comments

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Price: \$490,000

Method: Auction Sale

Date: 18/07/2023

Property Type: Apartment

2008/850 Whitehorse Rd BOX HILL 3128 (VG)

Agent Comments

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Price: \$480,000

Method: Sale

Date: 11/04/2023

Property Type: Subdivided Flat - Single OYO Flat



208/15 Irving Av BOX HILL 3128 (REI)

Agent Comments

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Price: \$480,000

Method: Private Sale

Date: 12/05/2023

Property Type: Unit

Account - Harcourts Manningham | P: 03 9842 8000