

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

314/15-21 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

\$420,000

or range
between

&

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

405/15-21 HARROW STREET BOX HILL VIC 3128	\$408,000	20-Sep-24
103/21 CAMBRIDGE STREET BOX HILL VIC 3128	\$425,000	19-Oct-24
3/23-25 ALBION ROAD BOX HILL VIC 3128	\$425,000	07-May-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: 11 December 2024

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405/15-21 HARROW STREET BOX HILL VIC 3128

 2  2  -

Sold Price

\$408,000

Sold Date **20-Sep-24**

Distance

0km



103/21 CAMBRIDGE STREET BOX HILL VIC 3128

 2  1  1

Sold Price

\$425,000

Sold Date **19-Oct-24**

Distance

0.31km



3/23-25 ALBION ROAD BOX HILL VIC 3128

 2  1  -

Sold Price

Sold Date **07-May-24**

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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