

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

G03/33 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

\$340,000

&

\$374,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Flats

Suburb

Box Hill

Period-from

11 Apr 2024

to

11 Oct 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

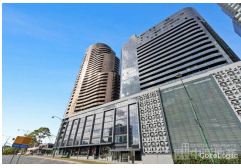
1713/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$350,000	20-May-24
606/1 WATTS STREET BOX HILL VIC 3128	\$354,000	31-May-24
202/81 THAMES STREET BOX HILL VIC 3128	\$375,000	12-Sep-24

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 October 2024

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1713/850 WHITEHORSE ROAD BOX HILL VIC 3128 Sold Price **\$350,000** Sold Date **20-May-24**

 1  1  -

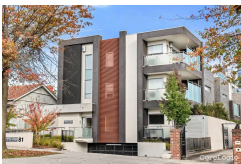
Distance **0.81km**



606/1 WATTS STREET BOX HILL VIC 3128 Sold Price **\$354,000** Sold Date **31-May-24**

 1  1  1

Distance **0.44km**



202/81 THAMES STREET BOX HILL VIC 3128 Sold Price **\$375,000** Sold Date **12-Sep-24**

 1  1  1

Distance **0.91km**

RS = Recent sale UN = Undisclosed Sale

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