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

412/33 Harrow Street, Box Hill Vic 3128

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquc | oting |
|--|-------|
|--|-------|

Single price \$480,000

Median sale price

| Median price | \$479,500 | Pro | operty Type Unit | t | | Suburb | Box Hill |
|---------------|------------|-----|------------------|----|------|--------|----------|
| Period - From | 01/07/2023 | to | 30/09/2023 | So | urce | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|-------------------------------------|-----------|--------------|
| 1 | 306/8 Ellingworth Pde BOX HILL 3128 | \$490,000 | 18/07/2023 |
| 2 | 310/33 Harrow St BOX HILL 3128 | \$478,000 | 07/09/2023 |
| 3 | 105/33 Harrow St BOX HILL 3128 | \$475,000 | 16/08/2023 |

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:

29/10/2023 11:08









Indicative Selling Price \$480,000 Median Unit Price September quarter 2023: \$479,500

 Property Type:
 Apartment

 Agent Comments
 Body corp fees approx. \$4500/A Council rate approx. \$800/A

Comparable Properties



306/8 Ellingworth Pde BOX HILL 3128 (REI/VG) Agent Comments



Price: \$490,000 Method: Auction Sale Date: 18/07/2023 Property Type: Apartment



310/33 Harrow St BOX HILL 3128 (REI)

Agent Comments



Price: \$478,000 Method: Private Sale Date: 07/09/2023 Property Type: Apartment

105/33 Harrow St BOX HILL 3128 (VG)

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Agent Comments

Price: \$475,000 Method: Sale Date: 16/08/2023 Property Type: Subdivided Flat - Single OYO Flat

Account - The One Real Estate (AU) | P: 03 7007 5707

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