

## 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

4/15-21 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

\$420,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Mar 2021

to

28 Feb 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

4/28 GLENMORE STREET BOX HILL VIC 3128	\$475,000	06-Nov-21
208/15-21 HARROW STREET BOX HILL VIC 3128	\$440,000	15-Mar-22
209/710 STATION STREET BOX HILL VIC 3128	\$445,000	14-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.~~

This Statement of Information was prepared on: 22 March 2022



**4/28 GLENMORE STREET BOX  
HILL VIC 3128**

 2  2  1

Sold Price

<sup>RS</sup> **\$475,000**

Sold Date **06-Nov-21**

Distance **0.21km**



**208/15-21 HARROW STREET BOX  
HILL VIC 3128**

 2  2  1

Sold Price

<sup>RS</sup> **\$440,000**

Sold Date **15-Mar-22**

Distance **-**



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

 2  2  1

Sold Price

<sup>RS</sup> **\$445,000** <sup>UN</sup>

Sold Date **14-Mar-22**

Distance **0.46km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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