

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

213/15-21 Harrow St, 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 \$445,000

or range between

Median sale price

Median price \$554,000

Property type *apartment*

Suburb Box Hill 3128

Period - From 01/11/2021

to

30/10/2022

Source REA

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
221/15-21 Harrow Street, Box Hill, Vic 3128	\$420,000	19 Jun 2022
208/15-21 Harrow Street, Box Hill, Vic 3128	\$440,000	15 Mar 2022
106/15-21 Harrow Street, Box Hill, Vic 3128	\$432,000	26 Jun 2021

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: 15/11/2022 9:50