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	222/15-21 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~~		or range between	$440,000	&	$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$471,500	Property type	Unit	Suburb	Box Hill
Period-from	01 May 2019	to	30 Apr 2020	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
102/15-21 Harrow Street Box Hill VIC 3128	$465,000	28-Feb-20
306/15-21 Harrow Street Box Hill VIC 3128	$450,000	07-Dec-19
111/710 Station Street Box Hill VIC 3128	$478,200	07-Jan-20

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.~~

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102/15-21 Harrow Street Box Hill VIC 3128

2 2 1

Sold Price **$465,000** Sold Date **28-Feb-20**

Distance **-**



306/15-21 Harrow Street Box Hill VIC 3128

2 2 1

Sold Price **$450,000** Sold Date **07-Dec-19**

Distance **0.01km**



111/710 Station Street Box Hill VIC 3128

2 2 1

Sold Price **$478,200** Sold Date **07-Jan-20**

Distance **0.46km**

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

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