

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

**Castran
Gilbert**

castrangilbert.com.au

Property offered for sale

Address 414 / 31 - 35 HARROW STREET, BOX HILL VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price: \$449,000

Median sale price

Median price \$565,000 Property type Apartment Suburb BOX HILL VIC 3128

Period - From 04/02/2020 to 04/02/2021 Source www.realestate.com.au

Comparable property sales

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
1. 18/1072 Whitehorse Road, Box Hill Vic 3128	\$450,000	31/12/2020
2. 410/710 Station Street, Box Hill Vic 3128	\$485,000	29/11/2020
3. 104/2-4 Kent Road, Box Hill Vic 3128	\$490,000	21/12/2020

This Statement of Information was prepared on: 11/03/2021