

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 **10/5 Archibald 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 **\$135,000** or range between

Median sale price

Median price **\$335,000** Property type **Apartment** Suburb **Box Hill 3128**
Period - From **01 Nov 2023** to **30 Oct 2024** 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
207/8 Bruce Street, Box Hill, Vic 3128	\$135,000	13 Nov 2024
108/490 Elgar Road, Box Hill, Vic 3128	\$129,000	09 Jun 2024
210/490 Elgar Road, Box Hill, Vic 3128	\$140,000	28 May 2024

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: **27/11/2024 11:50**