

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 401/2-4 Archibald Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$310,000 & \$341,000

Median sale price

Median price \$614,750 House Unit X Suburb Box Hill

Period - From 01/10/2017 to 31/12/2017 Source REIV

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 |
|---|--------------------------------------|-----------|--------------|
| 1 | 708/8 Wellington Rd BOX HILL 3128 | \$370,000 | 31/08/2017 |
| 2 | 808/712-714 Station St BOX HILL 3128 | \$362,000 | 09/10/2017 |
| 3 | 103/2-4 Archibald St BOX HILL 3128 | \$345,000 | 05/01/2018 |

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.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



708/8 Wellington Rd BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 31/08/2017

Rooms: 2

Property Type: Apartment



808/712-714 Station St BOX HILL 3128 (VG)

Agent Comments



Price: \$362,000

Method: Sale

Date: 09/10/2017

Rooms: -

Property Type: Subdivided Flat - Single OYO Flat



103/2-4 Archibald St BOX HILL 3128 (REI)

Agent Comments



Price: \$345,000

Method: Private Sale

Date: 05/01/2018

Rooms: 2

Property Type: Apartment

Land Size: 55 sqm approx