

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

9/7-9 Archibald Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$525,000 & \$550,000

Median sale price

Median price \$479,500 Property Type Unit Suburb Box Hill

Period - From 01/04/2023 to 30/06/2023 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.

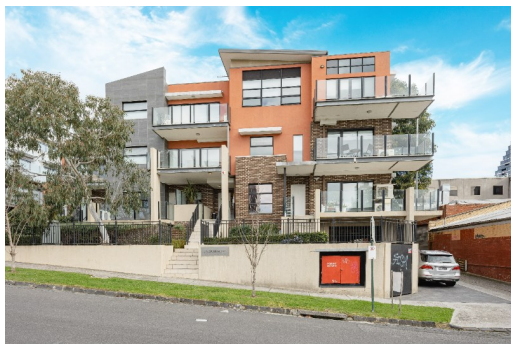
	Address of comparable property	Price	Date of sale
1	3/98-100 Carrington Rd BOX HILL 3128	\$570,000	25/08/2023
2	406/1 Archibald St BOX HILL 3128	\$567,000	31/05/2023
3	802/850 Whitehorse Rd BOX HILL 3128	\$545,000	02/06/2023

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:

11/09/2023 16:03



 2
  2
  1

Property Type: Apartment

Agent Comments

Year Built: 2009

Indicative Selling Price

\$525,000 - \$550,000

Median Unit Price

June quarter 2023: \$479,500

Comparable Properties



3/98-100 Carrington Rd BOX HILL 3128 (REI)

Agent Comments

 2
  2
  1

Year Built: 2014

Price: \$570,000

Method: Private Sale

Date: 25/08/2023

Property Type: Apartment



406/1 Archibald St BOX HILL 3128 (REI)

Agent Comments

 2
  2
  1

Year Built: 2014

Price: \$567,000

Method: Private Sale

Date: 31/05/2023

Property Type: Apartment



802/850 Whitehorse Rd BOX HILL 3128 (REI)

Agent Comments

 2
  2
  1

Year Built: 2017

Price: \$545,000

Method: Private Sale

Date: 02/06/2023

Property Type: Apartment

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300