

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

506/1 Archibald Street, Box Hill Vic 3128

Indicative selling price

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

Single price

\$475,000

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	802/850 Whitehorse Rd BOX HILL 3128	\$545,000	02/06/2023
2	306/8 Ellingworth Pde BOX HILL 3128	\$490,000	18/07/2023
3	201/8 Wellington Rd BOX HILL 3128	\$440,000	25/05/2023

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:

15/08/2023 23:31



2 2 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$475,000

Median Unit Price
June quarter 2023: \$479,500

Comparable Properties



802/850 Whitehorse Rd BOX HILL 3128 (REI)

Agent Comments

2 2 1

Price: \$545,000
Method: Private Sale
Date: 02/06/2023
Property Type: Apartment



306/8 Ellingworth Pde BOX HILL 3128 (REI)

Agent Comments

2 2 1

Price: \$490,000
Method: Auction Sale
Date: 18/07/2023
Property Type: Apartment



201/8 Wellington Rd BOX HILL 3128 (REI/VG)

Agent Comments

2 2 1

Price: \$440,000
Method: Private Sale
Date: 25/05/2023
Property Type: Apartment