

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

806/2-4 Archibald Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$643,500 Property Type Unit Suburb Box Hill

Period - From 01/04/2021 to 30/06/2021 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	904/850 Whitehorse Rd BOX HILL 3128	\$520,000	13/04/2021
2	202/761 Station St BOX HILL NORTH 3129	\$490,000	08/07/2021
3	409/1 Archibald St BOX HILL 3128	\$490,000	28/04/2021

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:

04/10/2021 11:58

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2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$480,000 - \$520,000
Median Unit Price
June quarter 2021: \$643,500

Comparable Properties

904/850 Whitehorse Rd BOX HILL 3128 (VG)

Agent Comments

2 - -

Price: \$520,000
Method: Sale
Date: 13/04/2021
Property Type: Subdivided Flat - Single OYO Flat

202/761 Station St BOX HILL NORTH 3129 (VG)

Agent Comments

2 - -

Price: \$490,000
Method: Sale
Date: 08/07/2021
Property Type: Subdivided Flat - Single OYO Flat

409/1 Archibald St BOX HILL 3128 (VG)

Agent Comments

2 - -

Price: \$490,000
Method: Sale
Date: 28/04/2021
Property Type: Subdivided Flat - Single OYO Flat

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088