Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	207/2 Archibald Street, Box Hill Vic 3128
Including suburb and	
postcode	

Indicative selling price

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

Single price \$308,000

Median sale price

Median price	\$588,000	Pro	pperty Type Un	it		Suburb	Box Hill
Period - From	02/01/2024	to	01/01/2025	s	ource	Property	/ Data

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

	aress of comparable property	1 1100	Date of Sale
1	906/710 Station St BOX HILL 3128	\$348,888	22/11/2024
2	203/712-714 Station St BOX HILL 3128	\$325,000	07/09/2024
3	305/1 Watts St BOX HILL 3128	\$320,000	02/08/2024

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:	02/01/2025 16:49



Date of sale









Indicative Selling Price \$308,000 **Median Unit Price** 02/01/2024 - 01/01/2025: \$588,000

Property Type: Apartment **Agent Comments**

OC fees approx. \$3972 PA. Council rate: \$602 PA. Built around 2015 & car stacker B2

Comparable Properties



906/710 Station St BOX HILL 3128 (REI)

Price: \$348,888 Method: Private Sale

Date: 22/11/2024 Property Type: Apartment **Agent Comments**



203/712-714 Station St BOX HILL 3128 (REI)







Agent Comments

Price: \$325,000

Method: Expression of Interest

Date: 07/09/2024

Property Type: Apartment

305/1 Watts St BOX HILL 3128 (REI/VG)

Agent Comments

Price: \$320,000 Method: Private Sale Date: 02/08/2024

Property Type: Apartment

Account - The One Real Estate (AU) | P: 03 7007 5707





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