

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

G04/1 ARCHIBALD STREET BOX HILL VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$340,000

&

\$365,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

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 6 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

111/1 ARCHIBALD STREET BOX HILL VIC 3128	\$341,000	17-Nov-22
406/1 ARCHIBALD STREET BOX HILL VIC 3128	\$567,000	31-May-23
16/7-9 ARCHIBALD STREET BOX HILL VIC 3128	\$350,000	20-Jun-23

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 6 months.~~

This Statement of Information was prepared on: 15 December 2023



111/1 ARCHIBALD STREET BOX HILL VIC 3128

Sold Price

\$341,000

Sold Date

17-Nov-22



1



1



1

Distance

0km



406/1 ARCHIBALD STREET BOX HILL VIC 3128

Sold Price

\$567,000

Sold Date

31-May-23



2



2



1

Distance

0km



16/7-9 ARCHIBALD STREET BOX HILL VIC 3128

Sold Price

^{RS} **\$350,000**

Sold Date

20-Jun-23



1



1



1

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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