

## 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

46/5 ARCHIBALD STREET BOX HILL VIC 3128

### Indicative selling price

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

Single Price

\$135,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jul 2022

to

30 Jun 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 103/6 BRUCE STREET BOX HILL VIC 3128    | \$153,888 | 03-Nov-22 |
| 28/5 ARCHIBALD STREET BOX HILL VIC 3128 | \$130,000 | 07-Mar-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: 20 July 2023


**103/6 BRUCE STREET BOX HILL  
VIC 3128**

 1
  1
  -

Sold Price

**\$153,888**

Sold Date **03-Nov-22**

Distance

**0.09km**

**28/5 ARCHIBALD STREET BOX  
HILL VIC 3128**

 1
  1
  -

Sold Price

**\$130,000**

Sold Date **07-Mar-23**

Distance

**0km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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