

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

406/1 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

\$510,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Box Hill

Period-from

01 May 2022

to

30 Apr 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

108/8 HEPBURN ROAD DONCASTER VIC 3108	\$527,750	30-Mar-23
709/600 DONCASTER ROAD DONCASTER VIC 3108	\$530,000	22-Nov-22
405/8 HEPBURN ROAD DONCASTER VIC 3108	\$550,000	19-Jan-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: 18 May 2023



**108/8 HEPBURN ROAD
DONCASTER VIC 3108**

 2  2  1

Sold Price

^{RS} **\$527,750** Sold Date **30-Mar-23**

Distance **3.28km**



**709/600 DONCASTER ROAD
DONCASTER VIC 3108**

 2  2  1

Sold Price

\$530,000 Sold Date **22-Nov-22**

Distance **3.21km**



**405/8 HEPBURN ROAD
DONCASTER VIC 3108**

 2  2  1

Sold Price

\$550,000 Sold Date **19-Jan-23**

Distance **3.28km**

RS = Recent sale

UN = Undisclosed Sale

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