

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

50/5 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

\$120,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Dec 2023

to

30 Nov 2024

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

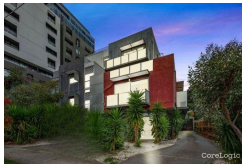
Date of sale

27/5 ARCHIBALD STREET BOX HILL VIC 3128	\$130,000	09-Dec-24
36/5 ARCHIBALD STREET BOX HILL VIC 3128	\$120,000	18-Oct-24
207/8 BRUCE STREET BOX HILL VIC 3128	\$135,000	13-Nov-24

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 December 2024



27/5 ARCHIBALD STREET BOX HILL VIC 3128

1 1 -

Sold Price

^{RS}

\$130,000

Sold Date **09-Dec-24**

Distance

0km



36/5 ARCHIBALD STREET BOX HILL VIC 3128

1 1 -

Sold Price

\$120,000

Sold Date **18-Oct-24**

Distance

0km



207/8 BRUCE STREET BOX HILL VIC 3128

1 1 -

Sold Price

^{RS}

\$135,000

Sold Date **13-Nov-24**

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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