

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

602/2 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Feb 2022

to

31 Jan 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

108/712 STATION STREET BOX HILL VIC 3128	\$415,000	26-Jan-23
1/18 ASHTED ROAD BOX HILL VIC 3128	\$420,000	14-Jan-23
302/19-21 POPLAR STREET BOX HILL VIC 3128	\$440,080	30-Nov-22

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: 24 February 2023

**MANDY LEE**

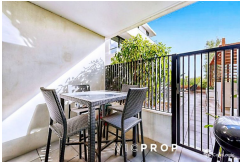
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**108/712 STATION STREET BOX HILL VIC 3128**

Sold Price

^{RS}**\$415,000**

Sold Date

26-Jan-23

2

1

1

Distance

0.24km**1/18 ASHTED ROAD BOX HILL VIC 3128**

Sold Price

^{RS}**\$420,000**

Sold Date

14-Jan-23

2

1

1

Distance

0.81km**302/19-21 POPLAR STREET BOX HILL VIC 3128**

Sold Price

\$440,080

Sold Date

30-Nov-22

2

2

1

Distance

0.49km**RS** = Recent sale**UN** = Undisclosed Sale

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