

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

g2/1 Archibald Street, Box Hill Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$460,000

&

\$490,000

Median sale price

Median price \$625,000

Property Type Unit

Suburb Box Hill

Period - From 01/01/2020

to 31/03/2020

Source REIV

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 six 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
1	502/1 Watts St BOX HILL 3128	\$480,000	17/03/2020
2	102/18 Whitehorse Rd BLACKBURN 3130	\$463,000	25/01/2020
3	3/81 Thames St BOX HILL 3128	\$462,000	18/12/2019

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 six months.~~

This Statement of Information was prepared on:

06/05/2020 13:46



2 1 1

Property Type: apartment

Agent Comments

Indicative Selling Price

\$460,000 - \$490,000

Median Unit Price

March quarter 2020: \$625,000

Comparable Properties



502/1 Watts St BOX HILL 3128 (REI)

Agent Comments

2 1 1

Price: \$480,000

Method: Private Sale

Date: 17/03/2020

Property Type: Apartment



102/18 Whitehorse Rd BLACKBURN 3130 (REI) Agent Comments

2 2 1

Price: \$463,000

Method: Auction Sale

Date: 25/01/2020

Property Type: Apartment



3/81 Thames St BOX HILL 3128 (REI)

Agent Comments

2 1 1

Price: \$462,000

Method: Private Sale

Date: 18/12/2019

Property Type: Apartment