## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 207/2 Archibald Street, Box Hill Vic 3128

#### Indicative selling price

For the meaning of	r the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	\$298,000									
Median sale pri	ledian sale price									
		-	. –	l						

Median price	\$640,000	Pro	operty Type	Unit			Suburb	Box Hill
Period - From	01/10/2024	to	31/12/2024		Sc	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	203/712-714 Station St BOX HILL 3128	\$325,000	07/09/2024
2	605/712 Station St BOX HILL 3128	\$328,000	08/08/2024
3	305/1 Watts St BOX HILL 3128	\$320,000	02/08/2024

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:

02/02/2025 10:48





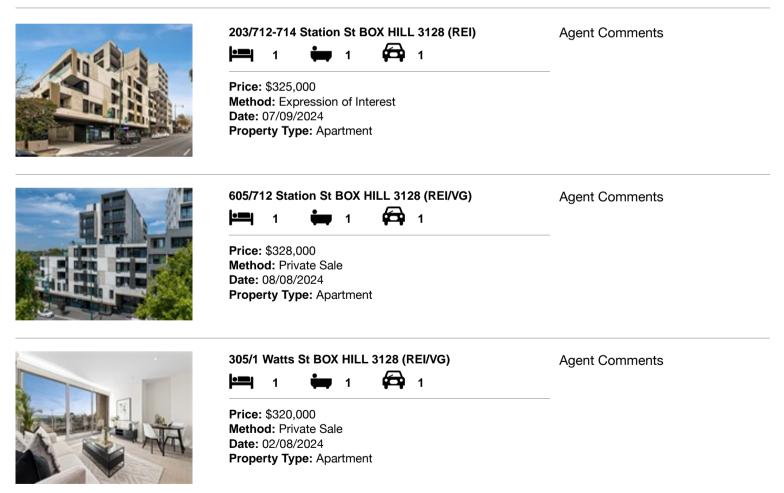
**Indicative Selling Price** 





\$298,000Property Type: ApartmentMedian Unit PriceAgent CommentsDecember quarter 2024: \$640,000OC fees approx. \$3972 PA. Council rate: \$602 PA. Built around 2015 & car stacker B2

# **Comparable Properties**



#### Account - The One Real Estate (AU) | P: 03 7007 5707



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