

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

503/1 Archibald Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$455,000 & \$480,000

Median sale price

Median price \$600,125 Property Type Unit Suburb Box Hill

Period - From 01/04/2020 to 30/06/2020 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	14/7-9 Archibald St BOX HILL 3128	\$505,258	31/03/2020
2	502/1 Watts St BOX HILL 3128	\$480,000	26/02/2020
3	206/19 Irving Av BOX HILL 3128	\$475,000	10/04/2020

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:

21/07/2020 10:55



2
 1
 1

Property Type: Apartment
Land Size: 1486 sqm approx
 Agent Comments

Indicative Selling Price
 \$455,000 - \$480,000
Median Unit Price
 June quarter 2020: \$600,125

Comparable Properties



14/7-9 Archibald St BOX HILL 3128 (REI/VG)

Agent Comments

2
 1
 1

Price: \$505,258
Method: Private Sale
Date: 31/03/2020
Rooms: 3
Property Type: Apartment

502/1 Watts St BOX HILL 3128 (VG)

Agent Comments

2
 -
 -

Price: \$480,000
Method: Sale
Date: 26/02/2020
Property Type: Strata Unit/Flat

206/19 Irving Av BOX HILL 3128 (VG)

Agent Comments

2
 -
 -

Price: \$475,000
Method: Sale
Date: 10/04/2020
Property Type: Subdivided Flat - Single OYO Flat