

# 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

56 / 5 ARCHIBALD STREET, BOX HILL 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$134,000

or range between

&

### Median sale price

Median price

\$ 300,500

Property type

Unit

Suburb

Box Hill

Period - From

Jan'19

to

Jan'20

Source

REA

### 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
32 / 5 Archibald Street Box Hill 3128	\$140,888	1/10/2020
15 / 5 Archibald Street Box Hill 3128	\$140,000	15/1/2021
58 / 5 Archibald Street Box Hill 3128	\$137,000	18/2/2021

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:

18/02/2021 13:50