

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

203/2 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

\$370,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$463,500

Property type

Unit

Suburb

Box Hill

Period-from

01 Jan 2020

to

31 Dec 2020

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

211/2 Elland Avenue Box Hill VIC 3128	\$378,000	14-Jan-21
509/2 Elland Avenue Box Hill VIC 3128	\$370,000	14-Nov-20
303/712 Station Street Box Hill VIC 3128	\$330,888	26-Nov-20

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: 18 January 2021



211/2 Elland Avenue Box Hill VIC 3128

Sold Price

^{RS} **\$378,000**

Sold Date

14-Jan-21

 1

 1

 1

Distance

0.14km



509/2 Elland Avenue Box Hill VIC 3128

Sold Price

\$370,000

Sold Date

14-Nov-20

 1

 1

 1

Distance

0.14km



303/712 Station Street Box Hill VIC 3128

Sold Price

^{RS} **\$330,888**

Sold Date

26-Nov-20

 1

 1

 1

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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