

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

604/2 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Mar 2022

to

28 Feb 2023

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

1420/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$450,000	22-Feb-23
302/19-21 POPLAR STREET BOX HILL VIC 3128	\$440,080	30-Nov-22
108/712 STATION STREET BOX HILL VIC 3128	\$415,000	26-Jan-23

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: 06 March 2023

DYNAMIC

RESIDENTIAL

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1420/850 WHITEHORSE ROAD BOX HILL VIC 3128

2 1 1

Sold Price

^{RS} **\$450,000** Sold Date **22-Feb-23**

Distance **0.29km**



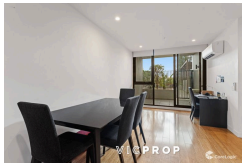
302/19-21 POPLAR STREET BOX HILL VIC 3128

2 2 1

Sold Price

\$440,080 Sold Date **30-Nov-22**

Distance **0.49km**



108/712 STATION STREET BOX HILL VIC 3128

2 1 1

Sold Price

^{RS} **\$415,000** Sold Date **26-Jan-23**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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