

# 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 **3/5 Archibald St, Box Hill VIC 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 **\$127,000** ~~or range between~~

### Median sale price

Median price **\$295,500** Property type **apartment** Suburb **Box Hill 3128**  
Period - From **01/12/2022** to **30/11/2023** 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
201/6 Bruce Street, Box Hill, Vic 3128	\$123,000	16 Nov 2023
15/14 Spring Street, Box Hill, Vic 3128	\$135,000	31 Oct 2023
311/8 Bruce Street, Box Hill, Vic 3128	\$132,000	18 Jul 2023

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: **18/12/2023 18:50**