

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for Sale

Address Including suburb and postcode

301/2-4 Archibald Street, Box Hill VIC 3128

Indicative selling price

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

Single price \$ 410,000

or range between \$

&

\$

Median sale price

Median price \$ 572,000

*House

*unit X

Suburb or locality BOX HILL

Period - From 2017 Q1

to 2017 Q2

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 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. 10/32 Ashted Road, Box Hill	\$ 417,000	16/10/2017
2. 404/2-4 Elland Avenue, Box Hill	\$ 425,000	05/06/2017
3. 712/2-4 Elland Avenue, Box Hill	\$ 425,000	25/05/2017

OR

B* **Either** 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*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.