

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

101/19-21 Poplar 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

\$526,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$468,750

Property type

Unit

Suburb

Box Hill

Period-from

01 Mar 2020

to

28 Feb 2021

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

2101/850 Whitehorse Road Box Hill VIC 3128	\$570,000	08-Feb-21
2503/850 Whitehorse Road Box Hill VIC 3128	\$590,000	21-Dec-20
G12/109-111 Carrington Road Box Hill VIC 3128	\$570,000	29-Sep-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.~~

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2101/850 Whitehorse Road Box Hill VIC 3128

Sold Price

^{RS}

\$570,000

Sold Date

08-Feb-21

 2  2  1

Distance

0.35km



2503/850 Whitehorse Road Box Hill VIC 3128

Sold Price

\$590,000

Sold Date

21-Dec-20

 2  2  1

Distance

0.35km



G12/109-111 Carrington Road Box Hill VIC 3128

Sold Price

\$570,000

Sold Date

29-Sep-20

 2  1  1

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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